

1. EMILY DEVELOPMENT LLC F/K/A:
OSCAR & MARIA VILLEGAS
(Applicant)

03-7-CZ14-2 (03-78)
BCC/District 8
Hearing Date: 1/22/04

Property Owner (if different from applicant) **Oscar & Maria Villegas.**

Is there an option to purchase ☒/ lease ☐ the property predicated on the approval of the zoning request? Yes ☒ No ☐

If so, who are the interested parties? ABO Investments, Inc.

Disclosure of interest form attached? Yes ☒ No ☐

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
1976	Oscar & Nubia Villegas	Zone change from AU to EU-M.	BCC	Approved
2003	Emily Development LLC	Zone change from EU-M to RU-1.	CZAB-14	Denied w/prejudice

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

**MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 14
MOTION SLIP**

APPLICANT'S NAME: : OSCAR & MARIA VILLEGAS

REPRESENTATIVE(S): JAVIER VAZQUEZ

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER
03-7-CZ14-2 (03-78)	JULY 29, 2003	CZAB15- -03

DEPT. REC: Denial without prejudice or Deferral

MOTION:

<input type="checkbox"/> WITHDRAW APPLICATION	<input type="checkbox"/> WITHDRAW ITEMS: _____
<input checked="" type="checkbox"/> DEFER: <input checked="" type="checkbox"/> TO: <u>10/28/03</u> <input type="checkbox"/> INDEFINITELY	<input type="checkbox"/> DENY: <input type="checkbox"/> WITH PREJUDICE <input type="checkbox"/> WITHOUT PREJUDICE
<input type="checkbox"/> ACCEPT PROFFERED COVENANT <input type="checkbox"/> REJECT PROFFERED COVENANT	<input type="checkbox"/> ACCEPT REVISED PLANS <input type="checkbox"/> REJECT REVISED PLANS
<input type="checkbox"/> APPROVE PER: <input type="checkbox"/> REQUEST <input type="checkbox"/> DEPT. <input type="checkbox"/> D.I.C. <input type="checkbox"/> WITH STD. CONDITIONS	
<input checked="" type="checkbox"/> OTHER: <u>WITH LEAVE TO AMEND</u>	
<p>(applicant to pay for readvertising) (i.e. notices w/in radius)</p>	

TITLE	M/S	NAME	YES	NO	ABSENT
MR.		Samuel L. BALLINGER			✓
MS.		Mabel G. DIJKSTRA	✓		
VICE-CHAIRMAN		Don JONES	✓		
MR.	M	Curtis LAWRENCE (C.A.)	✓		
MR.	S	Charlie MCGAREY	✓		
DR.		Patricia WADE	✓		
CHAIRMAN		Wilbur B. BELL	✓		

EXHIBITS: ☐ YES ☒ NO

County Attorney: Thomas Robertson

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO THE BOARD OF COUNTY COMMISSIONERS**

APPLICANT: Emily Development LLC F/K/A
Oscar & Maria Villegas

PH: Z03-078 (03-7-CZ14-2)

SECTION: 14-57-38

DATE: January 22, 2004

COMMISSION DISTRICT: 8

ITEM NO.: 1

A. INTRODUCTION

o **REQUEST:**

Emily Development L.L.C. F/K/A: Oscar & Maria Villegas is appealing the decision of Community Zoning Appeals Board #14, which denied the following:

EU-M to RU-1

o **SUMMARY OF REQUEST:**

The request will allow the applicant to change the zoning on the property from EU-M, Estate Modified District, to RU-1, Single-Family Residential District.

o **LOCATION:**

The southeast corner of theoretical S.W. 192 Avenue & S.W. 316 Street, Miami-Dade County, Florida.

o **SIZE:** 10 acres.

o **IMPACT:**

The approval of the requested zone change will provide additional housing for the community. However, the rezoning will add to the population of the area, will bring more children into the schools, will impact water and sewer services, and will bring additional traffic and noise into the area.

B. ZONING HEARINGS HISTORY:

On April 13, 1976, the Board of County Commissioners approved pursuant to Resolution No. Z-124-76 a zone change from AU, Agricultural District, to EU-M, Estate Modified District for the subject property.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

The Adopted 2005 and 2015 Land Use Plan designates the subject property as being within the Urban Development Boundary for **low density residential**. The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 units per gross acre. This density category is generally characterized by single family housing, e.g., single family detached, cluster, zero lot line and townhouses. It could include low-rise

gross acre. This density category is generally characterized by single family housing, e.g., single family detached, cluster, zero lot line and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING

LAND USE PLAN DESIGNATION

Subject Property:

EU-M; vacant

Residential, low density, 2.5 to 6 du

Surrounding Properties:

NORTH: AU; single family residences

Residential, low density, 2.5 to 6 du

SOUTH: RU-1; vacant

Residential, low density, 2.5 to 6 du

EAST: AU; single family residences

Residential, low density, 2.5 to 6 du

WEST: AU; tree nursery

Residential, low density, 2.5 to 6 du

The subject 10 acre parcel is located south of S.W. 316 Street and east of S.W. 192 Avenue. The neighboring area consists primarily of single family residences, tree farms and vacant land. An older single family subdivision is located to the southwest of the subject site.

E. SITE AND BUILDINGS:

Site Plan Review:

Scale/Utilization of Site:

Acceptable

Location of Buildings:

Acceptable

Compatibility:

Acceptable

Landscape Treatment:

Acceptable

Open Space:

Acceptable

Buffering:

Acceptable

Access:

Acceptable

Parking Layout/Circulation:

Acceptable

Visibility/Visual Screening:

Acceptable

Energy Considerations:

N/A

Roof Installations:

N/A

Service Areas:

N/A

Signage:

N/A

Urban Design:

N/A

F. PERTINENT REQUIREMENTS/STANDARDS:

The Board shall hear and grant or deny applications for **district boundary changes** taking into consideration that same must be consistent with the CDMP, with applicable area or neighborhood studies or plans, and would serve a public benefit. The Board shall take into consideration if the proposed development will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts, the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development. The Board shall consider if the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation facilities, including mass transit, roads, streets, and highways or other necessary public facilities which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, street or highways.

G. NEIGHBORHOOD SERVICES:

DERM	No objection
Public Works	No objection
Parks	No objection
MDTA	No objection
Fire Rescue	No objection
Police	No objection
Schools	11 students

H. ANALYSIS:

On October 28, 2003, Community Zoning Appeals Board – 14 denied this application with prejudice by a vote of 5 – 0. The applicant is appealing this decision to the Board of County Commissioners in order to change the zoning on the property from EU-M, Estate Modified District, to RU-1, Single-Family Residential District. RU-1 zoning would permit the applicant to develop this property with 46 single family residences. The applicant has submitted a site plan indicating a residential development with a total of 37 single-family residences which will be designed in four (4) models which will be interspersed throughout the development. Models "A" and "B" will be one (1) story and Models "C" and "D" will be two (2) stories.

The Department of Environmental Resources Management (**DERM**) has **no objection** to this application and has indicated that it meets the Level of Service (LOS) standards set forth in the Master Plan. The **Public Works Department** has **no objection** to this application and has indicated in their memorandum that this application meets traffic concurrency criteria for an Initial Development Order. Said application will generate 44 PM daily peak hour vehicle trips and that the traffic distribution of these trips to adjacent roadways will not exceed acceptable levels of service, which are at "A" and "B". **Miami-Dade County Public Schools** has no objection to the application and has stated that the

applicant has proffered a covenant to the School Board in order to provide a monetary donation over and above impact fees.


This application would permit the applicant to provide additional housing for the community. The Master Plan, which designates this site for Low Density residential use, permits a maximum density of 6 units per gross acre which results in the maximum development of 60 residential units on this site. The proposed RU-1 zoning will allow the applicant to develop this site with 46 single family residences at a density of 4.6 units per gross acre. As such, the proposed RU-1 zoning would be consistent with the Master Plan. The abutting parcel to the south is zoned RU-1, as is the tract to the southwest, which is developed with single family residences. Rezoning the subject parcel to RU-1 will be compatible with the aforementioned RU-1 zoned abutting lands to the south and southwest. Changing the zoning of the subject property to RU-1 will be **consistent** with the CDMP and **compatible** with the zoning pattern of the neighboring area. The proposed 37 single family residences are less than the 60 – unit maximum allowed by the CDMP. The applicant intends to proffer a covenant tying the development of the site to the plans submitted in conjunction with this application. As such, staff recommends that this appeal and the application be approved, subject to the Board's acceptance of the proffered covenant

I. RECOMMENDATION:

Approval of the appeal and of the application, subject to the Board's acceptance of the proffered covenant.

J. CONDITIONS: None.

DATE INSPECTED: 07/02/03
DATE TYPED: 07/02/03
DATE REVISED: 10/01/03, 12/24/03
DATE FINALIZED: 01/07/04
DO'QW:AJT:MTF:DBM


Diane O'Quinn Williams, Director
Miami-Dade County Department of
Planning and Zoning



MEMORANDUM

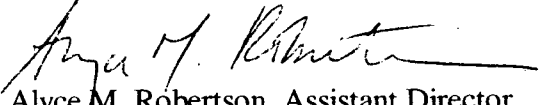


C-14

TO: Diane O' Quinn-Williams, Director
Department of Planning and Zoning

DATE: October 14, 2003

SUBJECT: C-14 #Z2003000078-2nd Revision
Oscar & Maria Villegas
SE corner of SW 192nd Avenue and
SW 316th Street
DBC from EU-M to RU-1
(EU-M) (10 Ac.)
11-57S-38E

FROM: 
Alyce M. Robertson, Assistant Director
Environmental Resources Management

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of the Miami-Dade County, Florida. Accordingly, DERM may approve the application and it may be scheduled for public hearing. DERM has also evaluated the request insofar as the general environmental impact that may derive from it, and based upon the available information offers no objection to its approval.

Potable Water Supply and Wastewater Disposal:

The closest public water main are a 2-inch water main, located approximately 590 feet from the site. The closest public sanitary sewer is an 8-inch gravity sewer main, located approximately 2,015 feet east of the site. Based on the proposed request, the subject property is within a feasible distance for connection to the public water supply and public sanitary sewer systems; therefore, DERM shall require connection to public water and to public sanitary sewers in accordance with Code requirements. Furthermore, the requested zoning classification permits development at densities that may only be approved on property served by public water and public sanitary sewers. Accordingly, any DERM approvals for additional development orders for the subject property will be contingent upon compliance with these requirements.

Existing public water and public sanitary sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction of the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Notwithstanding the foregoing, in light of the fact that the County's sanitary sewer system has limited sewer collection/transmission and treatment capacity, no new sewer service connections can be permitted until adequate capacity becomes available. Consequently, final development orders for this site may not be granted unless adequate capacity in the sanitary sewer collection/transmission and treatment system is available at the point in time when the project will be contributing sewage to the system or if approval for alternative means of sewage disposal can be obtained. Use of an alternative means of sewage disposal shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management & Disposal:

The subject property is adjacent to a planned extension of the C-113 Canal. Accordingly, DERM approval of any additional development orders for the subject property will be contingent upon compliance with any required canal boundary determination or right-of-way dedication.

The property is located within a Brownfield area; therefore, an environmental assessment may be required prior to the approval of any drainage system.

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5-year storm event. Pollution Control devices shall be required at all drainage inlet structures.

A Standard General Environmental Resource Permit from DERM shall be required for the construction and operation of the required surface water management system. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County. Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

Tree Preservation:

Section 24-60 of the Code requires the preservation of tree resources. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements.

Wetlands:

The subject site is not located in jurisdictional wetlands as defined in Chapter 24-3 and 24-58 of the Code; therefore, a Class IV Permit for work in wetlands will not be required by DERM.

Notwithstanding the above, permits from the Army Corps of Engineers (USACOE), the State of Florida Department of Environmental Protection (FDEP) and the South Florida Water Management District (SFWMD) may be required for the proposed project. The applicant is advised to contact these agencies concerning their permit procedures and requirements.

Enforcement History:

DERM has reviewed the Permits and Enforcement database and the Enforcement Case Tracking System and has found no open or closed formal enforcement records for the subject properties identified in the subject application.

Concurrency Review Summary:

The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply,

wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code. Additionally, DERM has also evaluated the application so as to determine its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

cc: Ruth Ellis-Myers, Zoning Evaluation-P&Z
Lynne Talleda, Zoning Hearings-P&Z
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z

RECEIVED
20 2003

MIAMI-DADE COUNTY
DIRECTOR'S OFFICE
DEPT. OF PLANNING & ZONING

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: Oscar & Maria Villegas

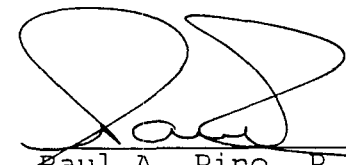
This Department has no objections to this application.

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements will be accomplished thru the recording of a plat.

This application **does** meet the traffic concurrency criteria for an Initial Development Order. It will generate **44 PM** daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveal that the addition of these new trips **does not** exceed the acceptable level of service of the following roadways:

Sta. #		LOS present	LOS w/project
F-545	S. Dixie Hwy. n/o SW 308 St.	A	A
9950	SW 320 St. e/o US-1	B	B
F-518	SW 177 Ave. n/o US-1	B	B

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.


Raul A. Pino, P.L.S.
DEC 29 2003

Date

PETITION OF APPEAL FROM DECISION OF
MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD
TO THE BOARD OF COUNTY COMMISSIONERS

CHECKED BY _____ AMOUNT OF FEE _____

RECEIPT # _____

DATE HEARD: ____/____/____

BY CZAB # _____

DATE RECEIVED STAMP

This Appeal Form must be completed in accordance with the "Instruction for Filing an Appeal" and in accordance with Chapter 33 of the Code of Miami-Dade County, Florida, and return must be made to the Department on or before the Deadline Date prescribed for the Appeal.

RE: Hearing No. Z03-078 (03-7-C214-2)

Filed in the name of (Applicant) Emily Development, LLC F/K/A Oscar &

Name of Appellant, if other than applicant N/A Maria Villegas

Address/Location of APPELLANT'S property: SW corner of theoretical SW 192 Ave
and SW 316 St

Application, or part of Application being Appealed (Explanation):

Zone change from EU-M to RU-1

Appellant (name): Emily Development, LLC

hereby appeals the decision of the Miami-Dade County Community Zoning Appeals Board with reference to the above subject matter, and in accordance with the provisions contained in Chapter 33 of the Code of Miami-Dade County, Florida, hereby makes application to the Board of County Commissioners for review of said decision. The grounds and reasons supporting the reversal of the ruling of the Community Zoning Appeals Board are as follows:
(State in brief and concise language)

See attached exhibit

APPELLANT MUST SIGN THIS PAGE

Date: 12th day of November, year: 2003

Signed

Angel Menes
Angel Menes

Print Name

47 SW 105 Place, Miami 33174

Mailing Address

(305) 218-0969

Phone

(305) 819-5414

Fax

REPRESENTATIVE'S AFFIDAVIT

If you are filing as representative of an association or other entity, so indicate:

Representing

Signature

Print Name

Address

City

State

Zip

Telephone Number

Subscribed and Sworn to before me on the

12

day of

November

year

2003

[Signature]
Notary Public



(stamp/seal)

Commission expires:

APPELLANT'S AFFIDAVIT OF STANDING
(must be signed by each Appellant)

STATE OF Florida

COUNTY OF Miami-Dade

Before me the undersigned authority, personally appeared Angel Menes
(Appellant) who was sworn and says that the Appellant has standing to file the attached appeal
of a Community Zoning Appeals Board decision.

The Appellant further states that they have standing by virtue of being of record in Community
Zoning Appeals Board matter because of the following:

(Check all that apply)

- ☐ 1. Participation at the hearing
- ☐ 2. Original Applicant
- ☐ 3. Written objections, waivers or consent

Appellant further states they understand the meaning of an oath and the penalties for perjury,
and that under penalties of perjury, Affiant declares that the facts stated herein are true.

Further Appellant says not.

Witnesses:



Signature

Ivette Frometa

Print Name

Signature

Print Name



Appellant's signature

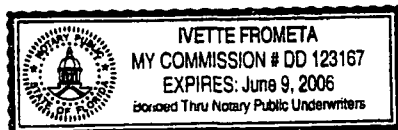
Angel Menes

Print Name

Managing Member of
Emily Development, LLC

Sworn to and subscribed before me on the 12 day of November, year 2003.

Appellant is personally know to me or has produced _____ as
identification.




Notary
(Stamp/Seal)

Commission Expires:

Reasons Supporting Reversal

This application was filed in February, 2003 under the applicant name of Oscar and Maria Villegas. At the time of the filing and through the date of the first hearing for this matter (July 29, 2003), the owner was under contract to sell the property to an entity named Abo Investments, Inc. Said pending sale was disclosed in the original filing of the application. On July 29th, a deferral was granted to the original applicant for purposes of allowing the submittal of plans and discussions with neighbors.

In August, 2003, Emily Development LLC (the "Appellant") took ownership of the subject property pursuant to an assignment of the aforementioned contract from Abo Investments, Inc. On October 28, 2003, the appellant requested a deferral of this matter in order to rethink the intended development of the subject property and to give time for the submittal of plans. Notwithstanding the previous deferral, **this was the appellant's first request for a deferral.** The Community Zoning Appeals Board for Area 14 ("CZAB 14") was advised that the applicant was not prepared to go forward in light of the aforementioned sequence of events. In particular, it was made very clear to CZAB 14 that the Board itself has always suggested that applicants submit plans for Board consideration. Appellant expressed its desire to submit plans in keeping with this Board's tradition. After making several improper allegations and questioning appellant's real motives for the requested deferral, CZAB 14 denied the request for deferral and proceeded with the hearing of this matter. Notwithstanding the appellant's inability to present their case in chief, CZAB 14 denied the application with prejudice. In essence, the appellant was denied their day in court.

The appellant is appealing the decision of the CZAB and requesting a hearing *de novo* before the Board of County Commissioners. The appellant intends to submit plans for the Commission's review and intends to proffer a Declaration of Restrictions tying the approval of the request to said plans. This application underwent a thorough review by Department of Planning and Zoning staff, which confirmed that the requested zone change would be consistent with the CDMP and compatible with the zoning pattern of the neighboring area. Staff's recommendation of deferral or denial was based on staff's inability to ensure connectivity without plans being submitted. This was the primary motivation for appellant's request for deferral. It should be noted that DERM, Public Works, Parks, MDTA, Fire Rescue and Police expressed "no objection" to this application.

In light of the foregoing, the decision of the CZAB should be reversed and the requested zone change to RU-1 should be approved subject to the Board's acceptance of the proffered covenant tying appellant's plans to said approval.

RESOLUTION NO. CZAB14-27-03

WHEREAS, EMILY DEVELOPMENT LLC f/k/a OSCAR & MARIA VILLEGAS applied
for the following:

EU-M to RU-1

SUBJECT PROPERTY: The NW ¼ of the SW ¼ of the NE ¼ less the west 35' and less the north 25' in Section 14, Township 57 South, Range 38 East

LOCATION: The Southeast corner of S.W. 192 Avenue & S.W. 316 Street, Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 14 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested district boundary change to RU-1 would not be compatible with the neighborhood and area concerned and would be in conflict with the principle and intent of the plan for the development of Miami-Dade County, Florida, and should be denied, and

WHEREAS, a motion to deny the application with prejudice was offered by Charlie McGarey, seconded by Don Jones, and upon a poll of the members present the vote was as follows:

Samuel L. Ballinger	aye	Curtis Lawrence	absent
Mabel G. Dijkstra	absent	Charlie McGarey	aye
Don Jones	aye	Dr. Pat Wade	aye
Wilbur B. Bell		aye	

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 14, that the requested district boundary change to RU-1 be and the same is hereby denied with prejudice.

The Director is hereby authorized to make the necessary notations upon records of the Miami-Dade County Department of Planning and Zoning.

PASSED AND ADOPTED this 28th day of October 2003.

Hearing No. 03-7-CZ14-2

ej

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

I, Earl Jones, as Deputy Clerk for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board CZAB# 14, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB14-27-03 adopted by said Community Zoning Appeals Board at its meeting held on the 28th day of October 2003.

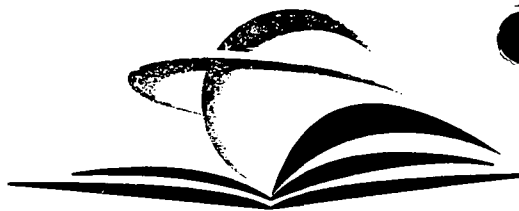
IN WITNESS WHEREOF, I have hereunto set my hand on this the 3rd day of November 2003.



Earl Jones, Deputy Clerk (3230)
Miami-Dade County Department of Planning and Zoning

SEAL





Miami-Dade County Public Schools

giving our students the world

Ana Rijo-Conde, Interim Assistant Superintendent
Facilities Operations, Maintenance and Planning

July 24, 2003

Ms. Ruth Ellis Myers, Acting Supervisor
Miami-Dade County
Department of Planning and Zoning
Zoning Evaluation Section
111 NW 1 Street, Suite 1110
Miami, Florida 33128

Miami-Dade County School Board

Dr. Michael M. Krop, Chair
Dr. Robert B. Ingram, Vice Chair
Agustin J. Barrera
Frank J. Bolaños
Frank J. Cobo
Perla Tabares Hantman
Betsy H. Kaplan
Dr. Marta Pérez
Dr. Solomon C. Stinson

**Superintendent
of Schools**

Merrett R. Stierheim

Re: Oscar & Maria Villegas - Application No. 03-078 (CC14)
Southeast corner of SW 192 Avenue and SW 316 Street
Updated

Dear Ms. Myers:

Pursuant to the state-mandated and School Board approved Interlocal Agreement, local government, the development community and the School Board are to collaborate on the options to address the impact of proposed residential development on public schools where the proposed development would result in an increase in the schools' FISH % utilization (permanent and relocatable), in excess of 115%. This figure is to be considered only as a review threshold and shall not be construed to obligate the governing agency to deny a development.

Attached please find the School District's (District) review analysis of potential impact generated by the above referenced application. Please note that two of the impacted school facilities meet the referenced review threshold. The proposed residential development will impact Homestead Middle School and South Dade Senior High School currently operating at 129% and 131% of FISH % utilization, respectively.

Pursuant to the Interlocal, the District had a dialogue with the applicant's legal counsel on July 10, 2003, to discuss the impact of the proposed development on public schools. The District is grateful that the applicant took the time to discuss with the District the possible options that may accommodate new students generated by the proposed application. As such, the applicant has voluntarily proffered a covenant to the School Board in order to provide a monetary donation, over and above impact fees. Please be advised that such a proffer by the applicant is subject to School Board approval at a upcoming meeting.

Please note that high school relief (S/S "HHH") is being constructed at 18180 SW 122 Ave.; the anticipated completion date for same is August 2003. However, although it is possible that this school may serve all or a portion of this general area, the facility is a modified school of choice with no attendance boundaries. As such, assurances cannot be provided by the District that the proposed school will help to alleviate the impacts of the proposed development.

Ms. Ruth Ellis Myers
July 24, 2003
Page Two

Also, attached is a list of approved Charter School Facilities countywide, which may provide relief to the area of impact, as well as a report depicting previously approved applications in the area.

Additionally, pursuant to Miami-Dade County's Educational Facilities Impact Fee Ordinance the proposed development, if approved, will be required to pay educational facilities impact fees (impact fees) based on the following formula:

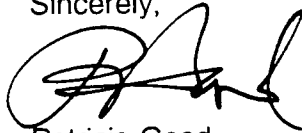
$$\text{New residential unit square footage} \times .90 (\text{Square Footage Fee}) + \$600.00 (\text{Base Fee}) + 2\% \text{ administrative fee} = \text{Educational Facilities Impact fee}$$

As an example, assuming the proposed unit is 2,000 square feet, the 46-unit development is estimated to generate approximately \$112,608 (\$2,448 per unit) in impact fees. This figure may vary since the impact fees assessed are based on the actual square footage of each dwelling unit.

In accordance with the Agreement, this letter and attached information should not be construed as commentary on the merits of the pending zoning application. Rather it is an attempt to provide relevant information to the Community Council on public schools that will likely serve the proposed development and meet the referenced threshold.

As always, thank you for your consideration and continued partnership in our mutual goal to enhance the quality of life for the residents of our community.

Sincerely,



Patricia Good
Coordinator III

PG:am
L-1559
Attachment

cc: Ms. Ana Rijo-Conde
Mr. Fernando Albuerne
Mr. Michael A. Levine
Mr. Ivan M. Rodriguez
Ms. Vivian Villaamil
Mr. Javier Vazquez

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION: No. 03-078, Oscar and Maria Villegas (CC14)

REQUEST: Zoning change from EU-M to RU-1

ACRES: 10 acres

LOCATION: Southeast corner of SW 192 Avenue and SW 316 Street

**NUMBER OF
UNITS:** 17 additional units (29 currently permitted under existing zoning application)

**ESTIMATED
STUDENT
POPULATION:** 11 students*

ELEMENTARY: 5

MIDDLE: 3

SENIOR: 3

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: West Homestead Elementary - 1550 SW 6 St.

MIDDLE: Homestead Middle - 650 NW 2 Ave.

SENIOR HIGH: South Dade Senior - 28401 SW 167 Ave.

* Based on Census 2000 information provided by the Miami-Dade County Department of Planning and Zoning.

The following population and facility capacity data are as reported by the Office of Information Technology, as of October, 2002:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE
West Homestead Elem.	859/ 864*	967	89%/ 89%*	68	83%/ 83%*
Homestead Middle	1385/ 1388*	1029	135%/ 135%*	45	129%/ 129%*
South Dade Sr.	2824/ 2827*	1871	151%/ 151%*	283	131%/ 131%*

* includes proposed development

Pursuant to the Interlocal Agreement, please note that the elementary school does not meet the review threshold.

ADDITIONAL SCHOOL INFORMATION: The following information was provided by school site personnel or other data sources in October 2002:

West Homestead Elementary:

Access to computers:	In each classroom, in special computer labs and media center
Capital Improvements in the past school year:	None
Recognition for Academic Achievement:	None
Special Programs:	Before/After-school Care and Enrichment Classes
Lunch schedule:	Begins at 10:30 a.m.
Non-instructional space utilized for instructional purposes:	None
Teachers required to float/travel:	None

Homestead Middle:

Access to computers:

In each classroom, in special computer labs and in the Media Center

Capital Improvements in the past school year:

Classrooms and Media Center

Recognition for Academic Achievement:

FL Schools Recognition Award

Special Programs:

Magnet Programs, Vocational and Enrichment Classes and FIU GEAR-Up Program

Lunch schedule:

Begins at 10:17 a.m.

Non-instructional space utilized for instructional purposes:

None

Teachers required to float/travel:

None

South Dade Senior High:

Access to computers:

In each classroom, in special computer labs and in the Media Center

Capital Improvements in the past school year:

Media Center

Recognition for Academic Achievement:

FL School Recognition Program

Special Programs:

Vocational Classes

Lunch schedule:

Begins at 11:00 a.m.

Non-instructional space utilized for instructional purposes:

Storage Room, Math Office, Little Theater, Teacher's Lounge, Wrestling Room and Science Office

Teachers required to float/travel:

Spanish, History, Science, Social Studies Math, Business, English, Economics and Electives

PLANNED RELIEF SCHOOLS IN THE AREA (information as of June 2003):

<u>School</u>	<u>Status</u>	<u>Projected Occupancy Date</u>
*State School "HHH" at Robert Morgan Vocational Tech. 18180 SW 122 Avenue Miami, FL 33177	Construction	August/2003

*Note: The attendance boundaries for S/S "HHH" have not been established

OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to \$5,833 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$64,163.

CAPITAL COSTS: Based on the State's June-2003 student station cost factors*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	5	x	\$ 13,221	=	\$ 66,105
MIDDLE	3	x	\$ 15,159	=	\$ 45,477
SENIOR	3	x	\$ 20,060	=	\$ 60,180

Total Potential Capital Cost	\$ 171,762
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* Based on Information provided by the Florida Department of Education, Office of Educational Facilities Budgeting. Cost per student station does not include land cost.

PUBLICLY JUSTLY APPROVED DEVELOPMENT REVIEW
CC14 AND CC15 (JANUARY '01-JULY '03)

	Applicant Name & Number	Location Address	Units/Students	Schools	Board District(s)/ Region(s)	Community Council/ Date	Approved/ Denied/ Comments
1	OSCAR & MARIA VILLEGAS #03-078	SEC of SW 192 Ave. and SW 316 St.	17 Units/ 11 Students	W HOMESTEAD ELEM-5 HOMESTEAD MID-3 SOUTH DADE SR-3	9/6 9/6 7/6	CC14	PENDING
2	H. D. CROSS TRUSTEE ET AL #02-054	Btwn SW 184 St. to SW 192 St. and W of SW 130 Ave. to SW 134 Ave.	144 Units/ 95 Students	S. MIAMI HGTS. ELEM-51 MAYS MID-23 SOUTHRIDGE SR-21	7/6 7/6 9/6	CC14 1/28/03	APPROVED
3	CAULEY PALISADE CORP. #01-242	22010 SW 124 Ave.	18 Units/ 11 Students	CARIBBEAN ELEM-6 MAYS MID-3 SOUTHRIDGE SR-2	9/6 7/6 9/6	CC14 10/10/01	APPROVED
4	JOSEPH TAUBMAN, TRUSTEE & DELCO ENTERPRISES #01-401	N of SW 208 St. btwn SW 133 Ct. and SW 132 Ave.	31 Units/ 20 Students	REDLAND ELEM-11 MAYS MID-5 SOUTH DADE SR-4	7/6 7/6 7/6	CC14 10/16/02 2/25/03	APPROVED
5	SVK AIRPORT LAND, LLC #02-200	SEC of SW 276 St. and SW 154 Ave.	41 Units/ 24 Students	REDLAND ELEM13 REDLAND MID-6 SOUTH DADE SR-5	7/6 7/6 7/6	CC14 11/06/02	APPROVED
6	CROSS ET AL #01-218	SW 130 Ave. and btwn SW 192 St. and SW 220 St.	157 Units/ 94 Students	S. MIAMI HGTS. ELEM-51 MAYS MID-23 SOUTHRIDGE SR-20	7/6 7/6 9/6	CC14 11/20/01	APPROVED
7	ANNE DELK TRUSTEE #02-170	Btwn SW 175 and 177 Ave. and N of SW 292 St.	7 Units/ 4 Students	REDONDO ELEM-2 HOMESTEAD MID-1 SOUTH DADE SR-1	9/6 9/6 7/6	CC14 12/17/02	APPROVED
8	STEVE PURDO, ET AL #02-249	S of SW 224 St. btwn SW 128 and 130 Ave.	17 Units/ 3 Students	CARIBBEAN ELEM-21 MAYS MID-9 SOUTHRIDGE SR-8	9/6 7/6 9/6	CC14 12/17/02	APPROVED
9	OPEN BIBLE BAPTIST CHURCH TO FORTY-FIRST HOLDINGS, LLC 01-134	W of SW 137 Ave. and N of SW 173 Terr.	84 Units/ 32 Students	MIAMI HEIGHTS ELEM-17 REDLAND MID-8 SOUTH DADE SR-7	9/6 7/6 7/6	CC14 12/19/01	APPROVED
10	MANGROVE DEVELOPMENT OF MIAMI, INC. #99-101	SWC of Sw 184 St. and SW 127 Ave.	24 Units/ 14 Students	S. MIAMI HGTS. ELEM-8 MAYS MID-3 SOUTHRIDGE SR-3	7/6 7/6 9/6	CC14 2/06/01	APPROVED
11	EFRAIN ARGUELLES #00-323	NEC of SW 300 St. and SW 174 Ave.	8 Units/ 5 Students	AVOCADO ELEM-3 HOMESTEAD MID-1 SOUTH DADE SR-1	7/6 9/6 7/6	CC14 2/21/01	APPROVED
12	BLACK CREEK BUILDERS GROUP, LLC #02-335	SEC of SW 132 Ave. and SW 284 St.	11 Units/ 7 Students	REDLAND ELEM-4 MAYS MID-2 HOMESTEAD SR-1	7/6 7/6 9/6	CC14 2/25/03	APPROVED
13	AVOCADO ACRE HOMES DEVELOPMENT CORP. #02-302	SEC of SW 272 St. and SW 157 Ave.	46 Units/ 30 Students	REDLAND ELEM-16 REDLAND MID-7 SOUTH DADE SR-7	7/6 7/6 7/6	CC14 2/25/03 Def.-9/30/03	APPROVED
14	PATRICIA & JORGE PALENZUELA & CANDAD ZAMORA #01-406	W of SW 167 Ave. and SW 284 St.	11 Units/ 7 Students	AVOCADO ELEM-4 HOMESTEAD MID-2 SOUTH DADE SR-1	7/6 9/6 7/6	CC14 3/06/02	APPROVED
15	VICTOR F. SEIJAS, JR. #99-300	N of SW 184 St. and SW 142 Ave.	17 Units/ 9 Students	REDLAND ELEM-5 REDLAND MID-2 SOUTH DADE SR-2	7/6 7/6 7/6	CC14 4/25/01	APPROVED

JUSLY APPROVED DEVELOPMENT RE
CC14 AND CC15 (JANUARY '01-JULY '03)

16	BCG PARTNERS, LLC #02-368	SEC of SW 192 Ave. and SW 304 St.	50 Units/ 32 Students	REDONDO ELEM-15 HOMESTEAD MID-8 SOUTH DADE SR-9	9/6 9/6 7/6	CC14 4/30/03	DENIED
17	ARGUS INVESTMENT GROUP, INC. #02-284	NEC of SW 297 St. and SW 170 Ave.	7 Units/ 5 Students	AVOCADO ELEM-3 HOMESTEAD MID-1 SOUTH DADE SR-1	7/6 9/6 7/6	CC14 5/29/03	APPROVED
18	ROBERT CARTER, TRUSTEE, ET AL #02-303	SWC of SW 164 Ave. and SW 288 St.	21 Units/ 14 Students	LEISURE CITY ELEMID-6/4 SOUTH DADE SR-4	9/6 7/6	CC14 5/29/03	DENIED
19	PERRY KAYE, TRUSTEE #00-446	Btwn SW 128 Ave. and St. 132 Ave. and btwn SW 211 St. and SW	89 Units/ 53 Students	CARIBBEAN ELEM-29 MAYS MID-12 SOUTHRIDGE SR-12	9/6 7/6 9/6	CC14 5/30/01 10/11/01	DENIED REVISED & APPROVED
20	THERESA LAVONNE DONALDSON #03-043	SEC of SW 306 St. & SW 193 Ave.	27 Units/ 18 Students	REDLAND ELEM-8 HOMESTEAD MID-5 SOUTH DADE SR-5	7/6 9/6 7/6	CC14 6/26/03	DENIED
21	ZAMORA CORP. #01-083	N of SW 203 St. btwn SW 125 Ave. and SW 127 Ave.	2 Units/ 1 Students	CARIBBEAN ELEM-1 MAYS MID SOUTHRIDGE SR	9/6 7/6 9/6	CC14 7/24/01 3/25/03	APPROVED
22	CAULEY PALISADE CORP. #02-162	NWC of SW 218 St. and SW 124 Ave.	7 Units/ 4 Students	CARIBBEAN ELEM-2 MAYS MID-1 SOUTHRIDGE SR-1	9/6 7/6 9/6	CC14 9/25/02	APPROVED
23	MANUEL C. DIAZ, ET AL #02-377	W of Sw 112 Ave. and S of SW 232 St.	17351 Units/ 1069 Students	PINE VILLA ELEM-492 REDLAND MID-267 HOMESTEAD SR-310	7/6 7/6 9/6	CC15	PENDING
24	ERIC AND NICOLE LEE BERRIOS #01-376	SWC of SW 184 St. and SW 79 Ct.	1 Unit/ 0 Students	WHISPERING PINES ELEM CUTLER RIDGE MID SOUTHRIDGE SR	9/6 9/6 9/6	CC15 1/28/02	APPROVED
25	LLOYD AND JOHNNIE CASH #02-230	SWC of SW 137 Ave. and SW 258 St.	36 Units/ 30 Students	NARANJA ELEM-16 REDLAND MID-7 SOUTH DADE SR-7	9/6 7/6 7/6	CC15 1/30/03	APPROVED
26	RALPH FEUERRING, ET AL #02-108	NEC of SW 232 St. and SW 110 Ave.	209 Units/ 119 Students	PINE VILLA ELEM-64 CENTENNIAL MID-29 SOUTHRIDGE SR-26	7/6 9/6 9/6	CC15 10/03/02	APPROVED
27	ROBERT BOREK ET AL #01-333	E and W of SW 117 Ave. on the N side of 248 St.	246 Units/ 130 Students	PINE VILLA ELEM-70 REDLAND MID-31 HOMESTEAD SR-29	7/6 7/6 9/6	CC15 10/03/02	APPROVED
28	AIRBASE LANDINGS, LTD. #02-030	S of SW 268 St. and E of SW 122 Ave.	45 Units/ 20 Students	CHAPMAN ELEM-11 CENTENNIAL MID-5 HOMESTEAD SR-4	9/6 9/6 9/6	CC15 11/07/02	APPROVED
29	HABITAT FOR HUMANITY OF GREATER MIAMI, INC. #00-188	15375 SW 288 St.	10 Units/ 7 Students	LEISURE CITY ELEMID-4/2 SOUTH DADE SR-1	9/6 7/6	CC15 11/12/02	APPROVED
30	LEWIS PETERS AND FERGUSON PETERS, TRUSTEE #01-088	NEC of SW 248 St. and Sw 112 Ave.	328 Units/ 168 Students	NARANJA ELEM-91 CENTENNIAL MID-40 HOMESTEAD SR-37	9/6 9/6 9/6	CC15 11/13/01	APPROVED
31	ALLAPATTAH NURSERY, LTD #02-155 #02-228	E of SW 112 Ave. and N of SW 240 St.	477 Units/ 255 Students	PINE VILLA ELEM-138 CENTENNIAL MID-61 HOMESTEAD SR-56	7/6 9/6 9/6	CC15 12/11/02	APPROVED

JUSLY APPROVED DEVELOPMENT RE
CC14 AND CC15 (JANUARY '01-JULY '03)

32	CHARLES AND JO ELLEN CHAMBERS #02-178	NEC of SW 139 Ave. and SW 258 St.	76 Units/ 50 Students	NARANJA ELEM-27 REDLAND MID-12 SOUTH DADE SR-11	9/6 7/6 7/6	CC15 12/11/02	APPROVED
33	CW2, LTD. #02-164	E of SW 139 Ave. and S of SW 260 St.	32 Units/ 21 Students	NARANJA ELEM-11 REDLAND MID-5 SOUTH DADE SR-5	9/6 7/6 7/6	CC15 12/11/02	APPROVED
34	DIAZ LANDSCAPING & NURSERY, INC. #02-192	E of SW 112 Ave. and S of SW 240 St.	476 Units/ 254 Students	PINE VILLA ELEM-137 CENTENNIAL MID-61 HOMESTEAD SR-56	7/6 9/6 9/6	CC15 12/11/02	APPROVED
35	JSM HOLDING CORP. INC AND ROYAL GROUP INVESTMENT #01-264	S of SW 268 St. and SW 140 Ave.	24 Units/ 11 Students	CHAPMAN ELEM-6 REDLAND MID-3 HOMESTEAD SR-2	9/6 7/6 9/6	CC15 2/12/02	APPROVED
36	HUGO G. MORALES, TRUSTEE #01-203	E of USA-1, S of Sw 252 St. and W of SW 137 Ave.	380 Units/ 144 Students	NARANJA ELEM-78 REDLAND MID-34 SOUTH DADE SR-32	9/6 7/6 7/6	CC15 3/26/02	APPROVED
37	CAROLE BROCK, TRUSTEE #02-279	NEC of SW 226 St. and SW 112 Ave.	45 Units/ 28 Students	PINE VILLA ELEM-15 CENTENNIAL MID-7 SOUTHRIDGE SR-6	7/6 9/6 9/6	CC15 3/27/03	APPROVED
38	CARMEL INVESTMENT & DEVELOPMENT INC. #01-437	NEC OF SW 160 Ave. and theor. SW 302 St.	6 Units/ 4 Students	PESKOE ELEM-2 CAMPBELL DRIVE MID-1 HOMESTEAD SR-1	9/6 9/6 9/6	CC15 4/23/02	APPROVED
39	GOULDS, LLC #02-326	W of Sw 112 Ave. and S of SW 224 St.	45 Units/ 28 Students	PINE VILLA ELEM-13 MAYS MID-7 SOUTHRIDGE SR-8	7/6 7/6 9/6	CC15 4/28/03	REMANDED
40	ROBERT BOREK ET AL #00-298	S of SW 248 St. btwn SW 117 and 122 Ave.	342 Units/ 214 Students	PINE VILLA ELEM-116 REDLAND MID-51 HOMESTEAD SR-47	7/6 7/6 9/6	CC15 5/01/01	APPROVED \$128,400 O/A
41	ALEJANDRO ZAMPIER #02-076	S of Sw 260 St. and W of SW 134 Ave.	20 Units/ 13 Students	NARANJA ELEM-7 REDLAND MID-3 SOUTH DADE SR-3	9/6 7/6 7/6	CC15 6/04/02	APPROVED
42	CLINTON ASSOCIATES, LTD. #02-035	NWC of SW 122 Ave. and SW 256 St.	59 Units/ 38 Students	NARANJA ELEM-21 REDLAND MID-9 HOMESTEAD SR-8	9/6 7/6 9/6	CC15 6/04/02	APPROVED
43	FREDERICK T. PETERS MARTIAL TRUST #01-219	N of SW 208 St. and btwn SW 87 Ave. and SW 92 Ave.	160 Units/ 82 Students	WHIGHAM ELEM-44 CENTENNIAL MID-20 SOUTHRIDGE SR-18	9/6 9/6 9/6	CC15 6/04/02	APPROVED
44	SODA PROPERTIES, LLC. #01-348	Btwn SW 87 Ave. and SW 92 Ave. and N of SW 208 St.	232 Units/ 82 Students	WHIGHAM ELEM-44 CENTENNIAL MID-20 SOUTHRIDGE SR-18	9/6 9/6 9/6	CC15 6/04/02	APPROVED
45	LAW PROPERTIES LTD. #02-244	SWC of SW 133 Ave. and SW 280 St.	79 Units/ 66 Students	CHAPMAN ELEM-30 CENTENNIAL MID-17 HOMESTEAD SR-19	9/6 9/6 9/6	CC15 6/24/03	APPROVED
47	MARTINA BOREK ET AL #03-018	12110 SW 248 St.	90 Units/ 76 Students	NARANJA ELEM-35 REDLAND MID-19 HOMESTEAD SR-22	9/6 7/6 9/6	CC15 6/24/03	DENIED
46	SAGA BAY DEVELOPMENT, INC. #96-549	N of SW 210 St. and E of SW 82 Ave.	126 Units/ 78 Students	WHIGHAM ELEM-42 CENTENNIAL MID-19 SOUTHRIDGE SR-17	9/6 9/6 9/6	CC15 6/24/03	APPROVED

JUSTLY APPROVED DEVELOPMENT RE
CC14 AND CC15 (JANUARY '01-JULY '03)

48	PRINCETON SELF STORAGE, INC. #01-181	E of US-1, S to Canal, btwn SW 244 St and SW 248 St.	160 Units/ 59 Students	MIAMI HEIGHTS ELEM-32 REDLAND MID-14 SOUTH DADE SR-13	9/6 7/6 7/6	CC15 9/04/01	DENIED
49	TOPA INVESTMENTS, LLC #01-161	19200 SW 102 Ave.	58 Units/ 19 Students	BEL-AIRE ELEM-10 CUTLER RIDGE MID-5 SOUTHRIDGE SR-4	9/6 9/6 9/6	CC15 9/04/01	DENIED
50	HENRY C. MORAT, TRUSTEE #02-280	SEC of SW 132 Ave. and SW 284 St.	109 Units/ 92 Students	CHAPMAN ELEM-42 CENTENNIAL MID-23 HOMESTEAD SR-27	9/6 9/6 9/6	CC15 Def.-7/24/03	PENDING
51	JOSE A. COSTA, JR., TRUSTEE #03-120	NEC of SW 248 St. & SW 129 Ave.	28 Units/ 17 Students	PINE VILLA ELEM-8 REDLAND MID-4 HOMESTEAD SR-5	7/6 7/6 9/6	CC15 Def.-7/24/03	PENDING
52	LUMSDEN OAKS ACQUISITION CORP. #02-250	W of SW 132 Ave. and S of SW 282 St.	138 Units/ 116 Students	CHAPMAN ELEM-53 CENTENNIAL MID-29 HOMESTEAD SR-34	9/6 9/6 9/6	CC15 Def.-7/24/03	PENDING
53	SPECIALTY HOUSING CORP. #03-104	S of SW 268 St. and W of FL Turnpike	33 Units/ 22 Students	CHAPMAN ELEM-10 CENTENNIAL MID-6 HOMESTEAD SR-6	9/6 9/6 9/6	CC15 Def.-7/24/03	PENDING
54	SUNRISE VILLAGE MOBILE HOME PARK II #03-031	SEC of SW 147 Ave. And SW 280 St.	181 Units/ 152 Students	LEISURE CITY ELEMID-70/38 HOMESTEAD SR-44	9/6 9/6	CC15 Def.-7/24/03	PENDING
55	SVK AIRPORT LAND, LLC #02-201	NEC of SW 137 Ave. and SW 256 St.	58 Units/ 49 Students	NARANJA ELEM-23 REDLAND MID-12 SOUTH DADE SR-14	9/6 7/6 7/6	CC15 Def.-7/24/03	PENDING
56	THE HOUSING TRUST GROUP OF FLORIDA, LLC #01-172	E of SW 87 Ave. and N of SW 216 St.	57 Units/ 35 Students	WHIGHAM ELEM-16 CENTENNIAL MID-9 SOUTHRIDGE SR-10	9/6 9/6 9/6	CC15 Def.-7/24/03	PENDING
57	H. R. REALTY & INVESTMENTS, INC. #02-305	N of SW 232 St. and E of SW 107 Ave.	37 Units/ 23 Students	WHIGHAM ELEM-11 CENTENNIAL MID-6 SOUTHRIDGE SR-7	9/6 9/6 9/6	CC15 Def.-9/23/03	PENDING

JUSTLY APPROVED DEVELOPMENT REPORT
CC14 AND CC15 (JANUARY '01-JULY '03)

SCHOOLS	STUDENT POPULATION	NUMBER OF STUDENTS PER PROJECT APPROVED	CUMULATIVE TOTAL STUDENT POPULATION	STUDENT STATIONS PERMANENT	RELOCATABLE STATIONS	CUMULATIVE % UTILIZATION INCLUDING RELOCATABLE
AVOCADO ELEM	937	10	947	591	0	160%
CARIBBEAN ELEM	944	59	1003	927	24	105%
CHAPMAN, W.A. ELEM	883	47	930	809	64	107%
LEISURE CITY ELEM/MID	1841	4	1845	999	45	177%
MIAMI HEIGHTS ELEM	1297	17	1314	836	158	132%
NARANJA ELEM	850	251	1101	561	158	153%
PESKOE, IRVING & BEATRICE ELEM	1151	2	1153	840	0	137%
PINE VILLA ELEM	711	540	1251	561	210	162%
REDLAND ELEM	1072	49	1121	829	0	135%
REDONDO ELEM	736	2	738	581	0	0%
SOUTH MIAMI HEIGHTS ELEM	821	110	931	828	71	104%
WHIGHAM, DR. EDWARD L. ELEM	1009	130	1139	911	0	125%
ELEMENTARY TOTALS	12252	1221	13473	9273	730	135%
CAMPBELL DRIVE MID	1359	1	1360	1373	0	99%
CENTENNIAL MID	1203	279	1482	913	114	144%
CUTLER RIDGE MID	1459	0	1459	995	131	130%
LEISURE CITY ELEM/MID	1841	2	1843	999	45	177%
HOMESTEAD MID	1385	5	1390	1029	45	129%
MAYS MID	1095	81	1176	1023	45	110%
REDLAND MID	1763	178	1941	1144	25	166%
MIDDLE TOTALS	10105	546	10651	7478	405	135%
HOMESTEAD SR	3315	260	3575	2569	0	139%
MIAMI SOUTHRIDGE SR	4184	152	4336	2372	309	162%
SOUTH DADE SR	2824	88	2912	1871	283	135%
SENIOR HIGH TOTALS	10323	500	10823	6812	592	146%

TOTAL	32680	2267	34947	23561	1727	138%
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**CHARTER SCHOOLS
2002-2003**

REV. 6-12-03

29

Mail Code	Name and Address Of Charter School	Actual Enrollment (10-04-02)	Projected Enrollment			Grade Levels*	ACCESS Center	Voting District
			2003-2004	2004-2005	Maximum			
7160	Mater Academy High School 7901 NW 103 St. Hialeah Gardens, FL 33016	80	750	1,000	1,000	9-10	I	4
0100	Mater Center Charter School 7700 NW 98 St. Hialeah Gardens, FL 33016	1,099	1,000	1,050	1,150	K-8	I	4
110	North County Charter School 3400 NW 135 St. Miami, FL 33054	293	600	600	600	K-5	I	1
5130	North Dade Community Charter School 13850 NW 26 Ave. Opa-Locka, FL 33054	63	575	600	600	K-5	I	1
5710	Sandor Wiener School of Opportunity 20000 NW 47 Ct. Opa-Locka, FL 33055	6	32	34	72	K-2	I	1
6900	Vankara Academy Charter School 13307-11 Alexandria Dr. Opa-Locka, FL 33054	132	175	225	225	6-8	I	1
6050	Youth Co-Op Charter School 12051 W. Okeechobee Rd. Hialeah Gardens, FL 33018	386	525	525	525	K-8	I	4
6020	ASPIRA Youth Leadership Charter School 13300 Memorial Hwy. North Miami, FL 33161	288	450	450	450	6-9	II	1
0120	Northeast Academy 1750 NE 168 St. N. Miami Beach, FL 33162	416	600	600	600	K-5	II	3
6030	Doral Academy 2450 NW 97 Ave. Miami, FL 33172	1212	2,025	2,025	2,025	K-8	III	5
7020	Doral Academy High School 11100 NW 27 St. Miami, FL 33172	456	1,800	1,800	1,800	9-11	III	5
0400	Ryder Elementary Charter School 8360 NW 33 St. Miami, FL 33122	488	500	500	500	K-5	III	5

Mail Code	Name and Address Of Charter School	Actual Enrollment (10-04-02)	Projected Enrollment			Grade Levels*	ACCESS Center	Voting District
			2003-2004	2004-2005	Maximum			
6070	ASPIRA Eugenio Maria de Hostos Charter School 3650 N. Miami Ave. Miami, FL 33127	174	250	300	350	6-8	IV	2
3600	Downtown Miami Charter School 305 NW 3 Ave. Miami, FL 33128	294	650	650	650	K-6	IV	2
5010	Florida International Academy 7630 Biscayne Blvd. Miami, FL 33138	260	350	350	350	6-8	IV	2
0040	Liberty City Charter School 8700 NW 5 Ave. Miami, FL 33150	257	400	705	705	K-7	IV	2
3100	Mater East Charter School 450 SW 4 St. Miami, FL 33130	269	650	800	800	K-5	IV	6
6040	Miami Shores/Barry University Connected Learning Center 11441 NW 2 Ave. Miami Shores, FL 33168	180	200	200	200	6-8	IV	2
0500	Rosa Parks Community School/Overtown 430 NW 9 St. Miami, FL 33136	42	425	500	500	K-6	IV	2
0510	Archimedean Academy 10870 SW 113 Place Miami, FL 33176	80	225	325	500	K-3	V	7
5600	Pinecrest Preparatory Academy 14301 SW 42 St. Miami, FL 33175	548	650	700	700	K-6	V	8
6060	ASPIRA South Youth Leadership Charter School 14112-14114 SW 288 St. Leisure City, FL 33033	160	230	260	260	6-8	VI	9
0070	Coral Reef Montessori Academy 19000 SW 112 Ave. Miami, FL 33157	221	500	500	500	K-8	VI	9
0300	Rosa Parks Charter School/Florida City 713 West Palm Drive Florida City, FL 33034	149	250	300	600	K-7	VI	9

Mail Code	Name and Address Of Charter School	Actual Enrollment (10-04-02)	Projected Enrollment			Grade Levels*	ACCESS Center	Voting District
			2003-2004	2004-2005	Maximum			
0200	Spiral Tech Elementary Charter School 12400 SW 72 St. Miami, FL 33183	59	160	240	290	K-5	VI	7

- Grade levels for school year 2002-2003

NEW CHARTER SCHOOLS APPROVED TO OPEN FOR THE 2003-2004 SCHOOL YEAR:

(Rev. 3/21/03)

Name and Address Of Charter School	Projected Enrollment			03-04 Grade Level	Max Grade Level	ACCESS Center
	2003-2004	2004-2005	Maximum			
Mater Academy Middle School 7901 NW 103 Street Hialeah Gardens, FL 33016	700	800	800	6-8	6-8	I
School for Integrated Academics & Technologies (SIATech) (A school for high-risk students) Main: 3050 NW 183 Street Miami, FL 33056	400	600	800	9-10	9-12	I
Aventura Charter Elementary School 3333 NE 188 Street Miami, FL 33180	600	600	600	K-5	K-5	II
Janet Dean Charter School Ives Dairy Rd. between NE 10 & 12 Ave., Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	II
Children First Charter School 690 W. 20 Street Hialeah, FL 33010	Deferred to 04-05	250	550	K-3	K-5	III
Doral Academy Middle School 2601 NW 112 Avenue Miami, FL 33172	800	800	800	6-8	6-8	III
Theodore R. & Thelma A. Gibson Charter School 3629 Grand Avenue Miami, FL 33133	575	600	600	K-8	K-8	IV
Miami Children's Museum Watson Island Miami, FL	Deferred to 04-05	350	350	K-5	K-5	IV

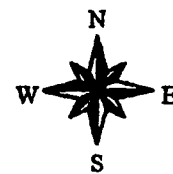
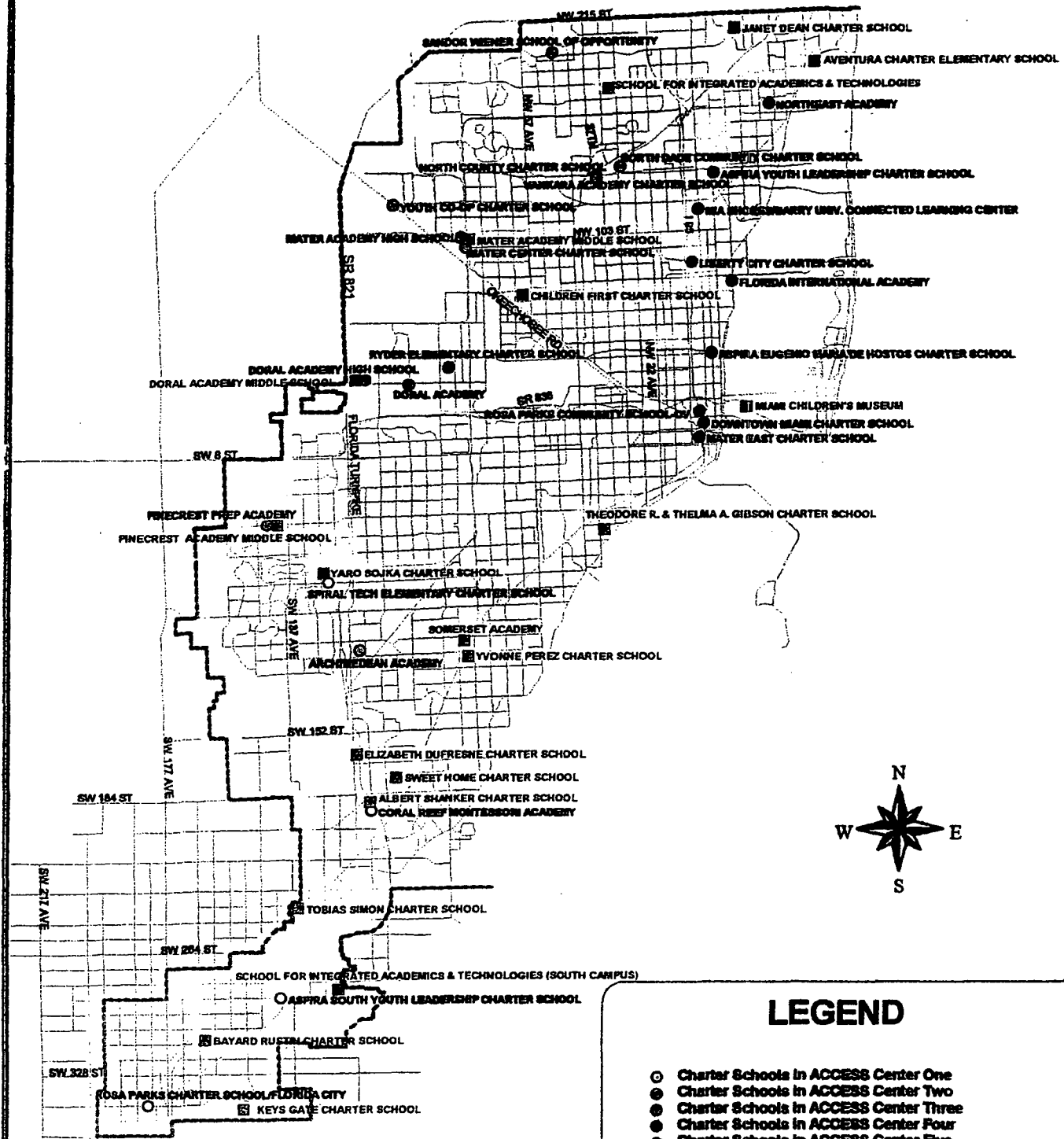
32

Name and Address Of Charter School	Projected Enrollment			03-04 Grade Level	Max Grade Level	ACCESS Center
	2003-2004	2004-2005	Maximum			
Somerset Academy 11011 SW 80 Avenue Miami, FL 33156	Deferred to 04-05	650	800	K-5	K-8	V
Pinecrest Academy Middle School 14301 SW 42 Street Miami, FL 33175	650	700	800	6-8	6-8	V
Yvonne Perez Charter School SW 112 Street & US1 Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	V
Sweet Home Charter School *17201 SW 103 Avenue Miami, FL	Deferred to 04-05	775	1,075	Kindergarten	K-8	V
Elizabeth duFresne Charter School SW 117 Ave. & 164 Terrace Miami, FL	Deferred to 04-05	1,000	1,000	K-5	K-5	VI
Yaro Sojka Charter School SW 127 Ave. & 72 Street Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	VI
Albert Shanker Charter School SE corner of Turnpike & Quail Roost Dr., Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	VI
Bayard Rustin Charter School SW 312 St. & 167 Avenue Homestead, FL	Deferred to 04-05	1,600	1,600	K-8	K-8	VI
Nobias Simon Charter School 1400 SW 137 Avenue Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	VI
Keys Gate Charter School SW 152 Ave. & SE 24 Street Homestead, FL	1,150	1,150	1,150	K-8	K-8	VI

*temporary location for the first year – the permanent location will be at SW 180 Street & 107 Ave.

APPLICANT TYPES		
Applicant	Number of Schools	Maximum Enrollment Capacity
Chancellor Charter School at Coral Gables	1	750
Coral Gables Community Charter School	1	600
Miami-Dade Charter Foundation	6	5,400
Miami-Dade Charter Schools, Inc.	2	3,200
Miami-Shores Charter High School	1	600
Somerset Academy	8	8,600
Balere Language Academy	1	450
Mater Gardens Academy Elementary School	1	900
Mater Springs Academy Elementary School	1	600
Mater Academy South Charter School	1	900
Mater Gardens Academy Middle School	1	450
Mater Springs Academy Middle School	1	300
Sabal Palm Charter High School (West Hialeah Academy)	1	800
Charter Academy of Excellence	1	600
Total applications: 14	27	24,150

Charter Schools by ACCESS Center



LEGEND

- Charter Schools in ACCESS Center One
- Charter Schools in ACCESS Center Two
- Charter Schools in ACCESS Center Three
- Charter Schools in ACCESS Center Four
- Charter Schools in ACCESS Center Five
- Charter Schools in ACCESS Center Six
- Urban Development Boundary 2005
- Major ship
- New Charter Schools approved to open for the 2003-2004 School Year

MIAMI-DADE FIRE RESCUE DEPARTMENT

ZONING COMMENTS

Hearing Number: 203-078 Rev H2

600

Service Impact: ☒ Yes ☐ No

Plans: ☒ Yes ☐ No

Request: _____

Location: _____

Recommendation: ☒ Approved
☐ Approved with conditions
☐ Approved with no change from previous submittal
☐ Denial
☐ Defer to DIC comments

Estimated number of alarms generated annually by application: 9

If there is an impact, below is the service availability:

Station District 16 Grid 2611 DU/SF 37 Occupancy Type 1

Impact of additional calls on closest station: ☒ Minimal Impact.

☐ Moderate Impact.

Planned Service in the area:

Service

Location

Year to be Completed

☒ None

ACCESS:

Description of Concern(s):

- ☐ Gated entrances must have a minimum 15' width and must provide an elevator lock box containing a switch or lever to activate the gate for fire department use.
- ☐ Access lanes are to be a minimum of 20 feet wide with a vertical clearance of 13 feet 6 inches.
- ☐ Turnabout for fire apparatus shall have a minimum centerline radius of 50 feet. (T or Y turnaround acceptable to the AHJ shall be permitted) (Florida Fire Prevention Code)
- ☐ Fire Engineering & Water Supply Bureau site plan review and approval required prior to time of permit.

OTHER CONCERN(S):

Reviewed by:

B. J. Matthews
Barbara J. Matthews

Phone:

(786) 331-4542

Date:

12/19/03

Revised 11/24/03 per BJM

TEAM METRO SOUTH OFFICE

ENFORCEMENT HISTORY

Emily Development LLC F/K/A: Oscar
& Maria Venegas

APPLICANT

01/22/2004

DATE

The Southeast corner of SW 192
AVE & SW 316 ST, Miami-Dade
County, Florida

ADDRESS

03-078

HEARING NUMBER

ENFORCEMENT HISTORY:

No Violations as of December 29, 2003.

MEMORANDUM

BCC
03-78

TO: Diane O'Quinn Williams, Director
 Department of Planning and Zoning
 ATTN: Franklin Gutierrez, Agenda Coordinator

December 26, 2003

DATE:

SUBJECT: Enforcement Histories
 For Board of County
 Commissioners, Zoning
 Meeting on
 January 22, 2004

FROM: 
 Carlos Alvarez, Director
 Miami-Dade Police Department

Received by
Zoning Agenda Coordinator

DEC 31 2003

The following information is furnished pursuant to your request for various police statistics, i.e., Calls-for-Service (CFS) data and Part I & II Crimes information for uniform and non-uniform police units for six locations. These locations are situated in the police grids listed below. Police grids are approximately one-half-mile by one-half-mile in diameter. Therefore, the information provided for the grids corresponding to the following locations may include information from other locations within the grid.

- Grid 2363 Gary & Roxana Sloan; Hearing # **02-285**
 Location: South side of SW 234 St. & west of SW 207 Av.
- Grid 2363 Jorge & Nancey Hernandez; Hearing # **02-286**
 Location: South side of SW 234 St. & east of SW 209 Pl.
- Grids 1507 1571 Kendall Properties & Investments; Hearing # **02-373**
 1615 1652 Location: East of SW 187 Av., between SW 36 St. & SW 72 St.
 1693
- Grid 2611 Emily Development, LLC, F/K/A/ Oscar & Maria Villegas;
 Hearing # **03-78**
 Location: The southeast corner of SW 192 Av. & SW 316 St.
- Grids 1143 1144 Lightspeed at Beacon Tradeport, LLC, et al.; Hearing # **01-397**
 1203 1204 Location: Between NW 12 to 25 St. & NW 111 to 117 Av.
- Grid 1585 Columbia Lagrange Hospital, Inc., et al.; Hearing # **02-325**
 Location: Between the HEFT & SW 119 Ct., south of Bird Dr.

There are six attachments which represent the above six hearings; each has a grid-map cover sheet showing the locations with their respective grids highlighted. Data provided is for calendar year 2002 and January through November of 2003, and is inclusive of Unincorporated Miami-Dade County. CFS data and Part I & II Crime information were extracted from the Crime Information Warehouse on December 22, 2003, and are subject to change due to cases being reconciled based on the most current information. CFS data includes police dispatch signals 13 through 55. Part I Crimes include the crime categories of murder/non-negligent manslaughter, forcible sex offenses, robbery, aggravated assault/stalking, burglary, larceny/thefts, motor vehicle theft, and arson.

Diane O'Quinn Williams, Director

December 26, 2003

A summary of the information requested is shown below:

Grid Numbers	Hearing Numbers	Total Calls-For-Service		Total Part I & II Crimes	
		2002	2003 (Jan-Nov)	2002	2003 (Jan-Nov)
2363	02-285	57	50	3	4
2363	02-286	57	50	3	4
1507 1571 1615 1652 1693	02-373	0	0	0	1
2611	03-78	208	166	14	14
1143 1144 1203 1204	01-397	992	798	886	813
1585	02-325	923	823	76	68

Should you require additional information or assistance, please contact Major Charles L. Thompson, Police Administrative Bureau, at 305-471-3530.

CA/par
Attachments (6)



Miami-Dade Police Department

Target Area - Police Grid(s): 2611

Emily Development, LLC, FIKIA: Oscar & Marla Villegas; Hearing # 03-78



Police Grids Boundaries
Boundary

MDPD Crime Analysis System
December 23, 2003
Data in this document represents
successfully geocoded attributes.



0 0.05 0.1 Miles



Miami-Dade Police Department

Summarized Grid Information By Signal

For 1/1/02 Thru 2002-12-31



Detail Filter: (Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01") and (Dis.Grid in ("2611")) and (Dis.Signal Code in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030', 1, 3))

Miami-Dade Police Department

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
2611	13	SPECIAL INFORMATION/ASSIGNMENT	11
	14	CONDUCT INVESTIGATION	26
	15	MEET AN OFFICER	71
	17	TRAFFIC ACCIDENT	9
	18	HIT AND RUN	1
	19	TRAFFIC STOP	5
	20	TRAFFIC DETAIL	6
	21	LOST OR STOLEN TAG	1
	22	AUTO THEFT	3
	25	BURGLAR ALARM RINGING	11
	26	BURGLARY	9
	27	LARCENY	4
	28	VANDALISM	1
	32	ASSAULT	10
	34	DISTURBANCE	21
	36	MISSING PERSON	1
	37	SUSPICIOUS VEHICLE	2
	38	SUSPICIOUS PERSON	5
	39	PRISONER	1
	41	SICK OR INJURED PERSON	4
	43	BAKER ACT	1
	49	FIRE	2

Miami-Dade Police Department

Summarized Grid Information By Signal

For 1/1/02 Thru 2002-12-31



Detail Filter: (Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01") and (Dis.Grid in ("2611")) and (Dis.Signal Code in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030', 1, 3))

Miami-Dade Police Department

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
2611.	54	FRAUD	3
Total Signals for Grid 2611 :			208
Total Reported: 151			Total Not Reported: 57

Total for All Grids : 208

Miami-Dade Police Department

Summarized Grid Information By Signal

For 1/1/03 Thru 2003-11-30



Detail Filter: (Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2003-12-01") and (Dis.Grid in ("2611")) and (Dis.Signal Code in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030', 1, 3))

Miami-Dade Police Department

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
2611	13	SPECIAL INFORMATION/ASSIGNMENT	5
	14	CONDUCT INVESTIGATION	22
	15	MEET AN OFFICER	67
	17	TRAFFIC ACCIDENT	3
	20	TRAFFIC DETAIL	6
	21	LOST OR STOLEN TAG	3
	22	AUTO THEFT	2
	25	BURGLAR ALARM RINGING	5
	26	BURGLARY	8
	27	LARCENY	1
	28	VANDALISM	4
	32	ASSAULT	5
	34	DISTURBANCE	18
	37	SUSPICIOUS VEHICLE	4
	38	SUSPICIOUS PERSON	1
	39	PRISONER	3
	41	SICK OR INJURED PERSON	5
	45	DEAD ON ARRIVAL	1
	52	NARCOTICS INVESTIGATION	2
	54	FRAUD	1
Total Signals for Grid 2611 :			166
Total Reported: 121			Total Not Reported: 45



Miami-Dade Police Department

MIAMI-DADE POLICE DEPARTMENT

Part I and Part II Crimes w/o AO

Reporting Agency: MDPD

From 1/1/02 Thru 1/1/03

YEAR: 2002

Crime Information Warehouse

Prompt Variable Used: All County: N

Grid(s): 2811

PART I Crimes	Total Crimes
130A - AGGRAVATED ASSAULT	1
2200 - BURGLARY	5
230G - SHOPLIFTING ALL OTHERS	3
2400 - MOTOR VEHICLE THEFT	1



Miami-Dade Police Department

MIAMI-DADE POLICE DEPARTMENT
Part I and Part II Crimes w/o AOA
Reporting Agency: MDPD
From 1/1/02 Thru 1/1/03
YEAR: 2002

Crime Information Warehouse

Prompt Variable Used: All County: N

Grid(s): 2611

PART II Crimes	Total Crimes
130B - SIMPLE ASSAULT	1
260A - FRAUD CON/SWINDLE/FALSE PRET.	1
260B - FRAUD CREDIT CARD/ATM	1
260D - IMPERSONATION	1

Grand Total: 14

Detail Filter: OI.Incident From Date Time >= "2002-01-01" and OI.Incident From Date Time < "2003-01-01" and OI.Offense.Ucr Code in ('090A', '1200', '130A', '130D', '2200', '230A', '230B', '230C', '230D', '230E', '230F', '230G', '2400', '090C', '130B', '130E', '350A', '350B', '5100', '2700', '260A', '260B', '260D', '260E', '260F', '1000', '2000', '110A', '110B', '110C') and OI.Aoa Agency Code = '000' and OI.Clearance Type Description <> 'UNFOUNDED' and OI.Report Written YN = 'Y' and (All County = 'Y' or All County = 'N' and OI.Grid in ("2611")) and OI.Reporting_Agency_Code = "030"



Miami-Dade Police Department

MIAMI-DADE POLICE DEPARTMENT

Part I and Part II Crimes w/o AOA

Reporting Agency: MDPD

From 1/1/03 Thru 12/1/03

YEAR: 2003

Crime Information Warehouse

Prompt Variable Used: All County: N

Grid(s): 2611

PART I Crimes	Total Crimes
130A - AGGRAVATED ASSAULT	2
2200 - BURGLARY	4
230C - SHOPLIFTING	1
230F - SHOPLIFTING FROM A MOTOR VEHICLE	2
230G - SHOPLIFTING ALL OTHERS	2



Miami-Dade Police Department

MIAMI-DADE POLICE DEPARTMENT
Part I and Part II Crimes w/o AOA
Reporting Agency: MDPD
From 1/1/03 Thru 12/1/03
YEAR: 2003

Crime Information Warehouse

Prompt Variable Used: All County: N

Grid(s): 2611

PART II Crimes	Total Crimes
130B - SIMPLE ASSAULT	1
350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANUF	1
260B - FRAUD CREDIT CARD/ATM	1
Grand Total:	14

Detail Filter: OI.Incident From Date Time >= "2003-01-01" and OI.Incident From Date Time < "2003-12-01" and OI.Offense.Ucr Code in ('090A', '1200', '130A', '130D', '2200', '230A', '230B', '230C', '230D', '230E', '230F', '230G', '2400', '090C', '130B', '130E', '350A', '350B', '5100', '2700', '260A', '260B', '260D', '260E', '260F', '1000', '2000', '110A', '110B', '110C') and OI.Aoa Agency Code = '000' and OI.Clearance Type Description <> 'UNFOUNDED' and OI.Report Written YN = 'Y' and (All County = 'Y' or All County = 'N' and OI.Grid in ("2611")) and OI.Reporting_Agency_Code = "030"

DISCLOSURE OF INTEREST*

If the property which is the subject of the application is owned or leased by a CORPORATION, list the principal stockholders and the percentage of stock owned by each. [Note: Where the principal officers or stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

CORPORATION NAME: Emily Development LLC, 5333 Collins Avenue, Suite 1408
Miami Beach, Florida 33140

<u>NAME, ADDRESS AND OFFICE</u>	<u>Percentage of Stock</u>
<u>Mepan Construction</u>	<u>33.34%</u>
<u>Corp</u>	
<u>-Angel Menes, 100%</u>	<u>66.66%</u>
<u>Maggie's Development, Inc.</u>	
<u>-Juan Carlos Uribarri, 50%</u>	
<u>- Magali C. Uribarri, 50%</u>	

If the property which is the subject of the application is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. [Note: Where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

<u>TRUST NAME</u>	<u>Percentage of Stock</u>
<u>NAME AND ADDRESS</u>	

RECEIVED
SEP 10 2003

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

If the property which is the subject of the application is owned or leased by a PARTNERSHIP OR LIMITED PARTNERSHIP, list the principals of the partnership, including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME

<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee or Partnership list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries or partners. [Note: Where the principal officers, stockholders, beneficiaries or partners consist of another corporation, trust, partnership or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

NAME:

NAME, ADDRESS AND OFFICE (if applicable)

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust.

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.


Emily Developers LLC

Signature: Angel Menes
(Applicant) Angel Menes, Managing Member

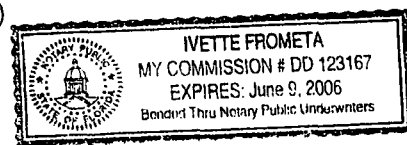
Sworn to and subscribed before me
this 2 day of Sept, 2003

Notary Public, State of Florida at Large

My Commission Expires: _____



(SEAL)



*Disclosure shall not be required of any entity, the equity interests in which are regularly traded on an established securities market in the United States or other country; or of any entity, the ownership interests of which are held in a limited partnership consisting of more than 5,000 separate interests and where no one person or entity holds more than a total of 5% of the ownership interest in the limited partnership.

DISCLOSURE OF INTEREST*

If the property which is the subject of the application is owned or leased by a CORPORATION, list the principal stockholders and the percentage of stock owned by each. [Note: Where the principal officers or stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

CORPORATION NAME:

<u>NAME, ADDRESS AND OFFICE</u>	<u>Percentage of Stock</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

If the property which is the subject of the application is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. [Note: Where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

TRUST NAME

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

If the property which is the subject of the application is owned or leased by a PARTNERSHIP OR LIMITED PARTNERSHIP, list the principals of the partnership, including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME

<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee or Partnership list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries or partners. [Note: Where the principal officers, stockholders, beneficiaries or partners consist of another corporation, trust, partnership or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

NAME: Abo Investments, Inc.

NAME, ADDRESS AND OFFICE (if applicable)

<u>Julian Vazquez</u>	<u>100%</u>
<u>16933 NW 69th Avenue</u>	
<u>Miami, Florida 33015</u>	
_____	_____
_____	_____
_____	_____

Date of contract: 2-11-03

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust.

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

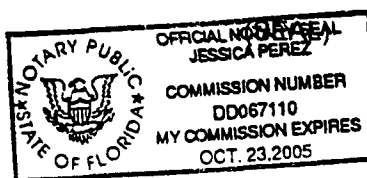
Signature: _____

(Applicant) _____

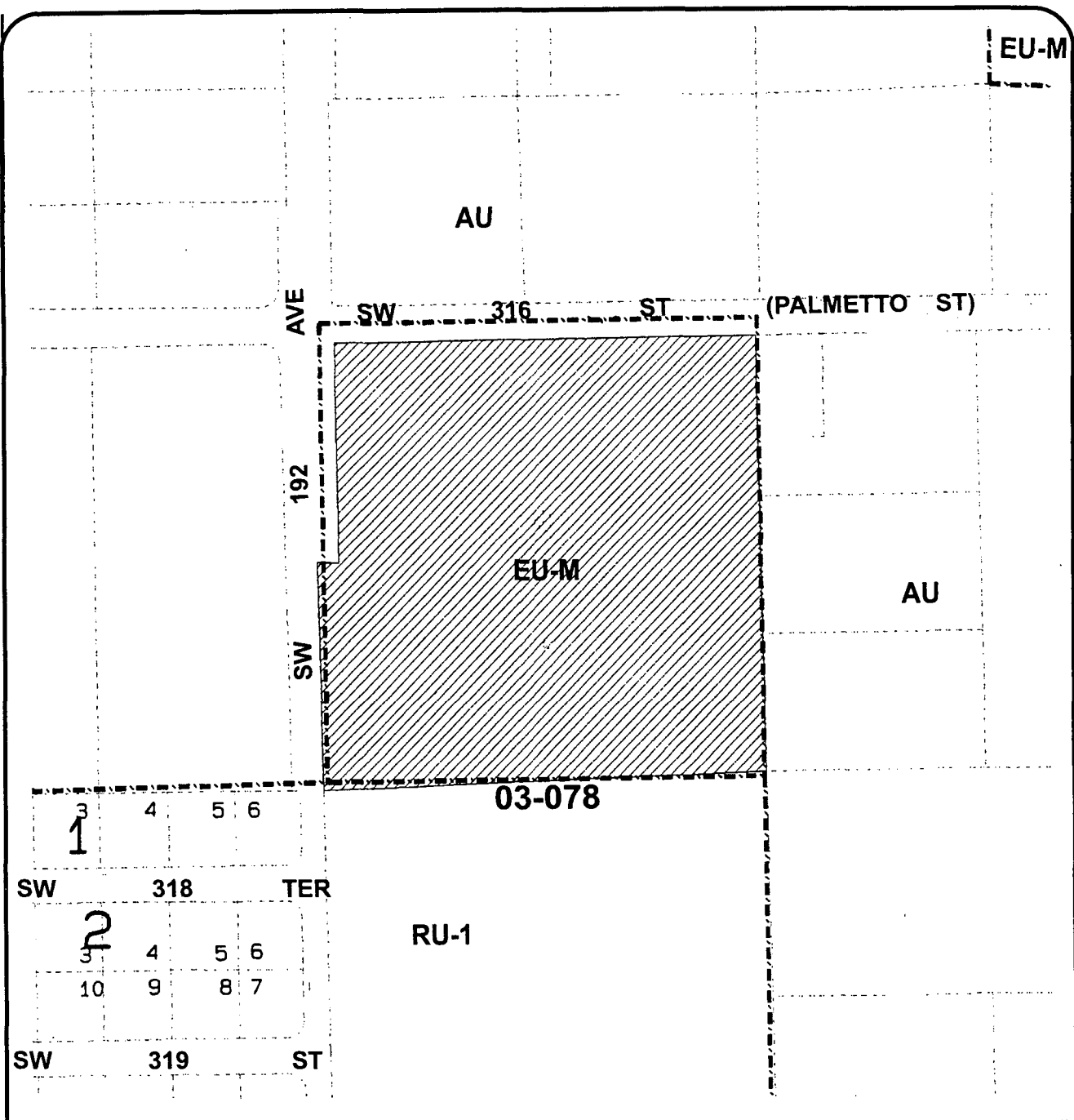
Sworn to and subscribed before me,
this 3 day of March, 03

Jessica Perez
Notary Public, State of Florida at Large

My Commission Expires: _____

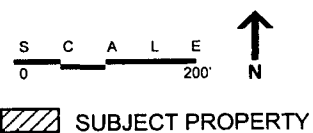


*Disclosure shall not be required of any entity, the equity interests in which are regularly traded on an established securities market in the United States or other country; or of any entity, the ownership interests of which are held in a limited partnership consisting of more than 5,000 separate interests and where no one person or entity holds more than a total of 5% of the ownership interest in the limited partnership.



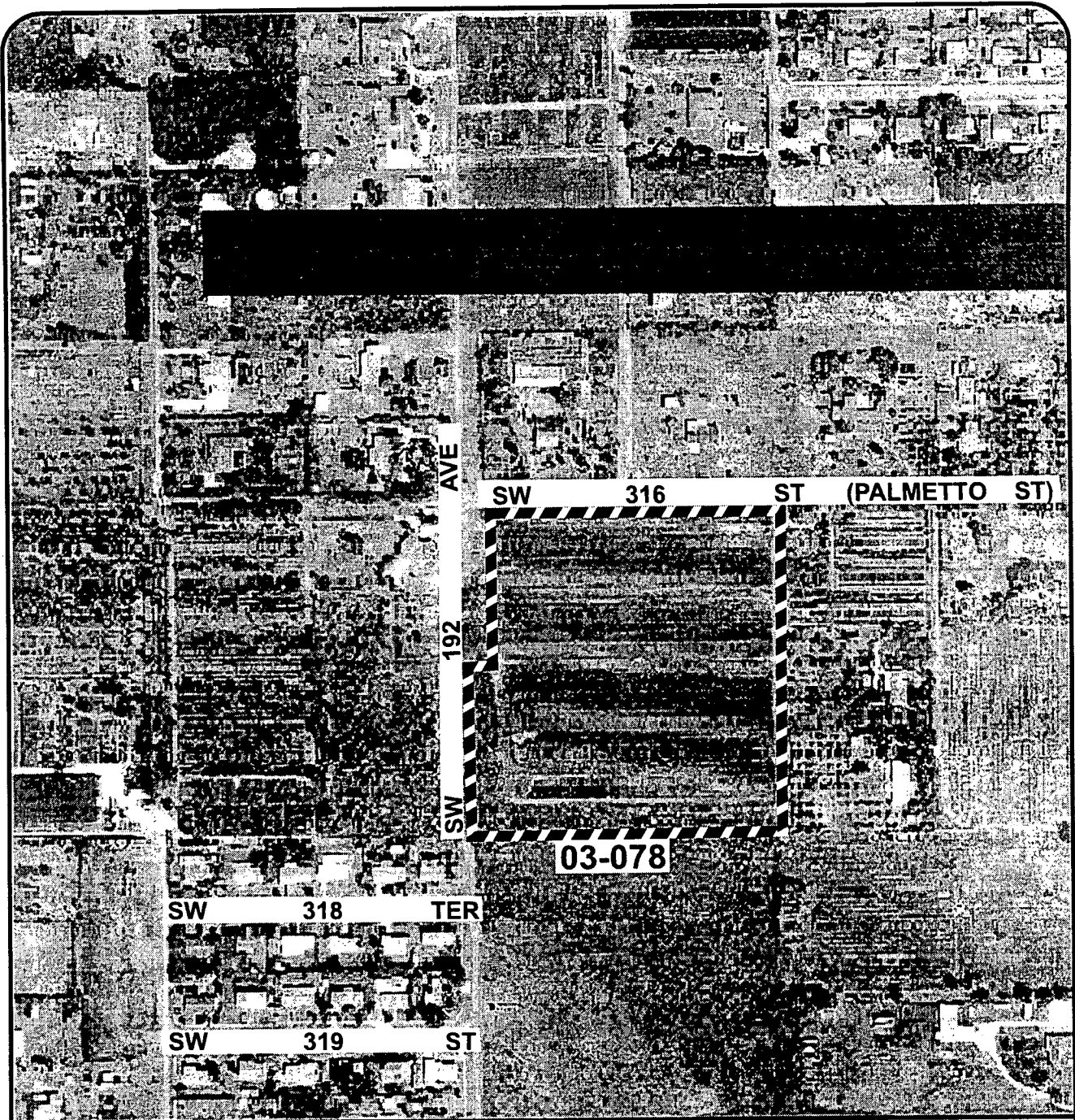
MIAMI-DADE COUNTY HEARING MAP

Section: 14 Township: 57 Range: 38
 Process Number: 03-078
 Applicant: OSCAR & MARIA VILLEGAS
 District Number: 08
 Zoning Board: C14
 Drafter ID: ALFREDO
 Scale: 1:200'



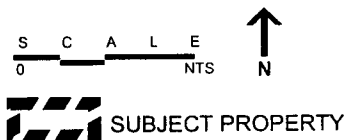
 SUBJECT PROPERTY





MIAMI-DADE COUNTY
AERIAL

Section: 14 Township: 57 Range: 38
Process Number: 03-078
Applicant: OSCAR & MARIA VILLEGAS
District Number: 08
Zoning Board: C14
Drafter ID: ALFREDO
Scale: NTS



B. EMILY DEVELOPMENT LLC F/K/A:
OSCAR & MARIA VILLEGAS
(Applicant)

03-7-CZ14-2 (03-78)
Area 14/District 8
Hearing Date: 10/28/03

Property Owner (if different from applicant) **Oscar & Maria Villegas.**

Is there an option to purchase ☐/ lease ☐ the property predicated on the approval of the zoning request? Yes ☐ No ☒

Disclosure of interest form attached? Yes ☒ No ☐

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
1976	Oscar & Nubia Villegas	Zone change from AU to EU-M.	BCC	Approved

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

**MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 14
MOTION SLIP**

APPLICANT'S NAME: : OSCAR & MARIA VILLEGAS

REPRESENTATIVE(S): JAVIER VAZQUEZ

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER
03-7-CZ14-2 (03-78)	JULY 29, 2003	CZAB15- -03

DEPT. REC: Denial without prejudice or Deferral

MOTION:

<input type="checkbox"/> WITHDRAW APPLICATION <input checked="" type="checkbox"/> DEFER: <input checked="" type="checkbox"/> TO: <u>10/28/03</u> <input type="checkbox"/> INDEFINITELY <input type="checkbox"/> ACCEPT PROFFERED COVENANT <input type="checkbox"/> REJECT PROFFERED COVENANT <input type="checkbox"/> APPROVE PER: <input type="checkbox"/> REQUEST <input type="checkbox"/> DEPT. <input type="checkbox"/> D.I.C. <input type="checkbox"/> WITH STD. CONDITIONS <input checked="" type="checkbox"/> OTHER: <u>WITH LEAVE TO AMEND</u>	<input type="checkbox"/> WITHDRAW ITEMS: _____ <input type="checkbox"/> DENY: <input type="checkbox"/> WITH PREJUDICE <input type="checkbox"/> WITHOUT PREJUDICE <input type="checkbox"/> ACCEPT REVISED PLANS <input type="checkbox"/> REJECT REVISED PLANS
--	--

(applicant to pay for readvertising)
(i.e. notices w/in radius)

TITLE	M/S	NAME	YES	NO	ABSENT
MR.		Samuel L. BALLINGER			✓
MS.		Mabel G. DIJKSTRA	/		
VICE-CHAIRMAN		Don JONES	/		
MR.	M	Curtis LAWRENCE (C.A.)	/		
MR.	S	Charlie MCGAREY	/		
DR.		Patricia WADE	/		
CHAIRMAN		Wilbur B. BELL	/		

EXHIBITS: ☐ YES ☒ NO

County Attorney: Thomas Robertson

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO COMMUNITY COUNCIL No. 14**

APPLICANT: Emily Development LLC F/K/A
Oscar & Maria Villegas

PH: Z03-078 (03-7-CZ14-2)

SECTION: 14-57-38

DATE: October 28, 2003

COMMISSION DISTRICT: 8

ITEM NO.: B

A. INTRODUCTION

o **REQUEST:**

EU-M to RU-1

o **SUMMARY OF REQUEST:**

The request will allow the applicants to change the zoning on the property from EU-M, Estate Modified District, to RU-1, Single-Family Residential District.

o **LOCATION:**

The southeast corner of theoretical S.W. 192 Avenue & S.W. 316 Street, Miami-Dade County, Florida.

o **SIZE:** 10 acres.

o **IMPACT:**

The approval of the requested zone change will provide additional housing for the community. However, the rezoning will add to the population of the area, will bring more children into the schools, will impact water and sewer services, and will bring additional traffic and noise into the area.

B. ZONING HEARINGS HISTORY:

On April 13, 1976, Resolution No. Z-124-76 approved a zone change from AU, Agricultural District, to EU-M, Estate Modified District for the subject property.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

The Adopted 2005 and 2015 Land Use Plan designates the subject property as being within the Urban Development Boundary for **low density residential**. The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 units per gross acre. This density category is generally characterized by single family housing, e.g., single family detached, cluster, zero lot line and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.

D. NEIGHBORHOOD CHARACTERISTICS:

<u>ZONING</u>	<u>LAND USE PLAN DESIGNATION</u>
<u>Subject Property:</u>	
EU-M; vacant	Residential, low density, 2.5 to 6 dua
<u>Surrounding Properties:</u>	
NORTH: AU; single family residences	Residential, low density, 2.5 to 6 dua
SOUTH: RU-1; vacant	Residential, low density, 2.5 to 6 dua
EAST: AU; single family residences	Residential, low density, 2.5 to 6 dua
WEST: AU; tree nursery	Residential, low density, 2.5 to 6 dua

The subject 10 acre parcel is located south of S.W. 316 Street and east of S.W. 192 Avenue. The neighboring area consists primarily of single family residences, tree farms and vacant land. An older single family subdivision is located to the southwest of the subject site.

E. SITE AND BUILDINGS:

Site Plan Review:	(no site plan was submitted.)
Scale/Utilization of Site:	Acceptable
Location of Buildings:	N/A
Compatibility:	Acceptable
Landscape Treatment:	N/A
Open Space:	N/A
Buffering:	N/A
Access:	Acceptable
Parking Layout/Circulation:	N/A
Visibility/Visual Screening:	N/A
Energy Considerations:	N/A
Roof Installations:	N/A
Service Areas:	N/A
Signage:	N/A
Urban Design:	N/A

F. PERTINENT REQUIREMENTS/STANDARDS:

The Board shall hear and grant or deny applications for **district boundary changes** taking into consideration that same must be consistent with the CDMP, with applicable area or neighborhood studies or plans, and would serve a public benefit. The Board shall take into consideration if the proposed development will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts, the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development. The Board shall consider if the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation facilities, including mass transit, roads, streets, and highways or other necessary public facilities which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, street or highways.

G. NEIGHBORHOOD SERVICES:

DERM	No objection
Public Works	No objection
Parks	No objection
MDTA	No objection
Fire Rescue	No objection
Police	No objection
Schools	11 students

H. ANALYSIS:

This application was deferred and revised from the July 29, 2003 meeting of the Community Zoning Appeals Board – 14 to provide additional time for the applicant to submit site plans and to meet with neighbors. The site plans which were submitted by the applicant were not within the scope of the advertisement and, as such, cannot be considered at this time. This application seeks to change the zoning on the property from EU-M, Estate Modified District, to RU-1, Single-Family Residential District. RU-1 zoning would permit the applicant to develop this property with 46 single family residences.

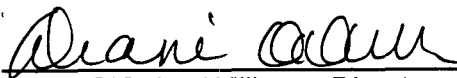
The Department of Environmental Resources Management (**DERM**) has **no objection** to this application and has indicated that it meets the Level of Service (LOS) standards set forth in the Master Plan. The **Public Works Department** has **no objection** to this application and has indicated in their memorandum that this application meets traffic concurrency criteria for an Initial Development Order. Said application will generate 53 PM daily peak hour vehicle trips and that the traffic distribution of these trips to adjacent roadways will not exceed acceptable levels of service, which are "A" and "B". **Miami-Dade County Public Schools** has no objection to the application and has stated that the applicant has proffered a covenant to the School Board in order to provide a monetary donation over and above impact fees.

This application would permit the applicant to provide additional housing for the community. The Master Plan, which designates this site for Low Density residential use, permits a maximum density of 6 units per gross acre which results in the maximum development of 60 residential units on this site. The proposed RU-1 zoning will allow the applicant to develop this site with 46 single family units at a density of 4.6 units per acre. As such, the proposed RU-1 zoning would be consistent with the Master Plan. The abutting parcel to the south is zoned RU-1, as is the tract to the southwest, which is developed with single family residences. Rezoning the subject parcel to RU-1 will be compatible with the aforementioned RU-1 zoned abutting lands to the south and southwest. Changing the zoning of the subject property to RU-1 will be **consistent** with the CDMP and **compatible** with the zoning pattern of the neighboring area. However, without considering a site plan in conjunction with this application, staff cannot ensure connectivity and compatibility with the adjacent residential developments. As such, staff recommends denial without prejudice or deferral of this application in order for the applicant to ensure that the proposed development will provide connectivity and will be congruous with the surrounding developments.

I. **RECOMMENDATION:** Denial without prejudice or deferral.

J. **CONDITIONS:** None.

DATE INSPECTED: 07/02/03
DATE TYPED: 07/02/03
DATE REVISED: 10/01/03
DATE FINALIZED: 10/20/03
DO'QW:AJT:MTF:DBM


Diane O'Quinn Williams, Director
Miami-Dade County Department of
Planning and Zoning




MEMORANDUM



TO: Diane O' Quinn-Williams, Director
Department of Planning and Zoning

DATE: October 14, 2003

SUBJECT: C-14 #Z2003000078-2nd Revision
Oscar & Maria Villegas
SE corner of SW 192nd Avenue and
SW 316th Street
DBC from EU-M to RU-1
(EU-M) (10 Ac.)
11-57S-38E

FROM: 
Alyce M. Robertson, Assistant Director
Environmental Resources Management

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of the Miami-Dade County, Florida. Accordingly, DERM may approve the application and it may be scheduled for public hearing. DERM has also evaluated the request insofar as the general environmental impact that may derive from it, and based upon the available information offers no objection to its approval.

Potable Water Supply and Wastewater Disposal:

The closest public water main are a 2-inch water main, located approximately 590 feet from the site. The closest public sanitary sewer is an 8-inch gravity sewer main, located approximately 2,015 feet east of the site. Based on the proposed request, the subject property is within a feasible distance for connection to the public water supply and public sanitary sewer systems; therefore, DERM shall require connection to public water and to public sanitary sewers in accordance with Code requirements. Furthermore, the requested zoning classification permits development at densities that may only be approved on property served by public water and public sanitary sewers. Accordingly, any DERM approvals for additional development orders for the subject property will be contingent upon compliance with these requirements.

Existing public water and public sanitary sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction of the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Notwithstanding the foregoing, in light of the fact that the County's sanitary sewer system has limited sewer collection/transmission and treatment capacity, no new sewer service connections can be permitted until adequate capacity becomes available. Consequently, final development orders for this site may not be granted unless adequate capacity in the sanitary sewer collection/transmission and treatment system is available at the point in time when the project will be contributing sewage to the system or if approval for alternative means of sewage disposal can be obtained. Use of an alternative means of sewage disposal shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management & Disposal:

The subject property is adjacent to a planned extension of the C-113 Canal. Accordingly, DERM approval of any additional development orders for the subject property will be contingent upon compliance with any required canal boundary determination or right-of-way dedication.

The property is located within a Brownfield area; therefore, an environmental assessment may be required prior to the approval of any drainage system.

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5-year storm event. Pollution Control devices shall be required at all drainage inlet structures.

A Standard General Environmental Resource Permit from DERM shall be required for the construction and operation of the required surface water management system. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County. Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

Tree Preservation:

Section 24-60 of the Code requires the preservation of tree resources. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements.

Wetlands:

The subject site is not located in jurisdictional wetlands as defined in Chapter 24-3 and 24-58 of the Code; therefore, a Class IV Permit for work in wetlands will not be required by DERM.

Notwithstanding the above, permits from the Army Corps of Engineers (USACOE), the State of Florida Department of Environmental Protection (FDEP) and the South Florida Water Management District (SFWMD) may be required for the proposed project. The applicant is advised to contact these agencies concerning their permit procedures and requirements.

Enforcement History:

DERM has reviewed the Permits and Enforcement database and the Enforcement Case Tracking System and has found no open or closed formal enforcement records for the subject properties identified in the subject application.

Concurrency Review Summary:

The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply,

wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code. Additionally, DERM has also evaluated the application so as to determine its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

cc: Ruth Ellis-Myers, Zoning Evaluation-P&Z
Lynne Talleda, Zoning Hearings-P&Z
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: Oscar & Maria Villegas

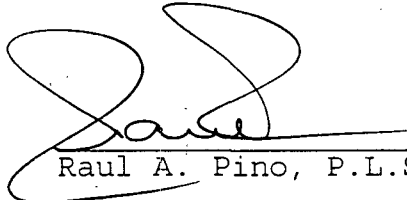
This Department has no objections to this application.

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements will be accomplished thru the recording of a plat.

This application **does** meet the traffic concurrency criteria for an Initial Development Order. It will generate **44 PM** daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveal that the addition of these new trips **does not** exceed the acceptable level of service of the following roadways:

Sta. #		LOS present	LOS w/project
F-545	S. Dixie Hwy. n/o SW 308 St.	A	A
9950	SW 320 St. e/o US-1	B	B
F-518	SW 177 Ave. n/o US-1	B	B

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.


Raul A. Pino, P.L.S.

OCT. 08 2003

Date



Miami-Dade County Public Schools

giving our students the world

Ana Rijo-Conde, Interim Assistant Superintendent
Facilities Operations, Maintenance and Planning

Miami-Dade County School Board

Dr. Michael M. Krop, Chair
Dr. Robert B. Ingram, Vice Chair
Agustin J. Barrera
Frank J. Bolaños
Frank J. Cobo
Perla Tabares Hantman
Betsy H. Kaplan
Dr. Marta Pérez
Dr. Solomon C. Stinson

July 24, 2003

Ms. Ruth Ellis Myers, Acting Supervisor
Miami-Dade County
Department of Planning and Zoning
Zoning Evaluation Section
111 NW 1 Street, Suite 1110
Miami, Florida 33128

**Superintendent
of Schools**
Merrett R. Stierheim

Re: Oscar & Maria Villegas - Application No. 03-078 (CC14)
Southeast corner of SW 192 Avenue and SW 316 Street
Updated

Dear Ms. Myers:

Pursuant to the state-mandated and School Board approved Interlocal Agreement, local government, the development community and the School Board are to collaborate on the options to address the impact of proposed residential development on public schools where the proposed development would result in an increase in the schools' FISH % utilization (permanent and relocatable), in excess of 115%. This figure is to be considered only as a review threshold and shall not be construed to obligate the governing agency to deny a development.

Attached please find the School District's (District) review analysis of potential impact generated by the above referenced application. Please note that two of the impacted school facilities meet the referenced review threshold. The proposed residential development will impact Homestead Middle School and South Dade Senior High School currently operating at 129% and 131% of FISH % utilization, respectively.

Pursuant to the Interlocal, the District had a dialogue with the applicant's legal counsel on July 10, 2003, to discuss the impact of the proposed development on public schools. The District is grateful that the applicant took the time to discuss with the District the possible options that may accommodate new students generated by the proposed application. As such, the applicant has voluntarily proffered a covenant to the School Board in order to provide a monetary donation, over and above impact fees. Please be advised that such a proffer by the applicant is subject to School Board approval at a upcoming meeting.

Please note that high school relief (S/S "HHH") is being constructed at 18180 SW 122 Ave.; the anticipated completion date for same is August 2003. However, although it is possible that this school may serve all or a portion of this general area, the facility is a modified school of choice with no attendance boundaries. As such, assurances cannot be provided by the District that the proposed school will help to alleviate the impacts of the proposed development.

Ms. Ruth Ellis Myers
July 24, 2003
Page Two

Also, attached is a list of approved Charter School Facilities countywide, which may provide relief to the area of impact, as well as a report depicting previously approved applications in the area.

Additionally, pursuant to Miami-Dade County's Educational Facilities Impact Fee Ordinance the proposed development, if approved, will be required to pay educational facilities impact fees (impact fees) based on the following formula:

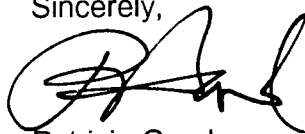
$$\text{New residential unit square footage} \times .90 (\text{Square Footage Fee}) + \$600.00 (\text{Base Fee}) + 2\% \text{ administrative fee} = \text{Educational Facilities Impact fee}$$

As an example, assuming the proposed unit is 2,000 square feet, the 46-unit development is estimated to generate approximately \$112,608 (\$2,448 per unit) in impact fees. This figure may vary since the impact fees assessed are based on the actual square footage of each dwelling unit.

In accordance with the Agreement, this letter and attached information should not be construed as commentary on the merits of the pending zoning application. Rather it is an attempt to provide relevant information to the Community Council on public schools that will likely serve the proposed development and meet the referenced threshold.

As always, thank you for your consideration and continued partnership in our mutual goal to enhance the quality of life for the residents of our community.

Sincerely,



Patricia Good
Coordinator III

PG:am
L-1559
Attachment

cc: Ms. Ana Rijo-Conde
Mr. Fernando Albuerne
Mr. Michael A. Levine
Mr. Ivan M. Rodriguez
Ms. Vivian Villaamil
Mr. Javier Vazquez

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION: No. 03-078, Oscar and Maria Villegas (CC14)

REQUEST: Zoning change from EU-M to RU-1

ACRES: 10 acres

LOCATION: Southeast corner of SW 192 Avenue and SW 316 Street

**NUMBER OF
UNITS:** 17 additional units (29 currently permitted under existing zoning application)

**ESTIMATED
STUDENT
POPULATION:** 11 students*

ELEMENTARY: 5

MIDDLE: 3

SENIOR: 3

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: West Homestead Elementary - 1550 SW 6 St.

MIDDLE: Homestead Middle - 650 NW 2 Ave.

SENIOR HIGH: South Dade Senior - 28401 SW 167 Ave.

* Based on Census 2000 information provided by the Miami-Dade County Department of Planning and Zoning.

The following population and facility capacity data are as reported by the Office of Information Technology, as of October, 2002:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE
West Homestead Elem.	859/ 864*	967	89%/ 89%*	68	83%/ 83%*
Homestead Middle	1385/ 1388*	1029	135%/ 135%*	45	129%/ 129%*
South Dade Sr.	2824/ 2827*	1871	151%/ 151%*	283	131%/ 131%*

* includes proposed development

Pursuant to the Interlocal Agreement, please note that the elementary school does not meet the review threshold.

ADDITIONAL SCHOOL INFORMATION: The following information was provided by school site personnel or other data sources in October 2002:

West Homestead Elementary:

Access to computers:	In each classroom, in special computer labs and media center
Capital Improvements in the past school year:	None
Recognition for Academic Achievement:	None
Special Programs:	Before/After-school Care and Enrichment Classes
Lunch schedule:	Begins at 10:30 a.m.
Non-instructional space utilized for instructional purposes:	None
Teachers required to float/travel:	None

Homestead Middle:

Access to computers:

In each classroom, in special computer labs and in the Media Center

Capital Improvements in the past school year:

Classrooms and Media Center

Recognition for Academic Achievement:

FL Schools Recognition Award

Special Programs:

Magnet Programs, Vocational and Enrichment Classes and FIU GEAR-Up Program

Lunch schedule:

Begins at 10:17 a.m.

Non-instructional space utilized for instructional purposes:

None

Teachers required to float/travel:

None

South Dade Senior High:

Access to computers:

In each classroom, in special computer labs and in the Media Center

Capital Improvements in the past school year:

Media Center

Recognition for Academic Achievement:

FL School Recognition Program

Special Programs:

Vocational Classes

Lunch schedule:

Begins at 11:00 a.m.

Non-instructional space utilized for instructional purposes:

Storage Room, Math Office, Little Theater, Teacher's Lounge, Wrestling Room and Science Office

Teachers required to float/travel:

Spanish, History, Science, Social Studies Math, Business, English, Economics and Electives

PLANNED RELIEF SCHOOLS IN THE AREA (information as of June 2003):

<u>School</u>	<u>Status</u>	<u>Projected Occupancy Date</u>
*State School "HHH" at Robert Morgan Vocational Tech. 18180 SW 122 Avenue Miami, FL 33177	Construction	August/2003

*Note: The attendance boundaries for S/S "HHH" have not been established

OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to \$5,833 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$64,163.

CAPITAL COSTS: Based on the State's June-2003 student station cost factors*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	5 x \$ 13,221	= \$ 66,105
MIDDLE	3 x \$ 15,159	= \$ 45,477
SENIOR	3 x \$ 20,060	= \$ 60,180
Total Potential Capital Cost		\$ 171,762

* Based on Information provided by the Florida Department of Education, Office of Educational Facilities Budgeting. Cost per student station does not include land cost.

PUBLICLY APPROVED DEVELOPMENT RE
CC14 AND CC15 (JANUARY '01-JULY '03)

	Applicant Name & Number	Location Address	Units/Students	Schools	Board District(s)/ Region(s)	Community Council/ Date	Approved/ Denied/ Comments
1	OSCAR & MARIA VILLEGAS #03-078	SEC of SW 192 Ave. and SW 316 St.	17 Units/ 11 Students	W HOMESTEAD ELEM-5 HOMESTEAD MID-3 SOUTH DADE SR-3	9/6 9/6 7/6	CC14	PENDING
2	H. D. CROSS TRUSTEE ET AL #02-054	Btwn SW 184 St. to SW 192 St. and W of SW 130 Ave. to SW 134 Ave.	144 Units/ 95 Students	S. MIAMI HGTS. ELEM-51 MAYS MID-23 SOUTHRIDGE SR-21	7/6 7/6 9/6	CC14 1/28/03	APPROVED
3	CAULEY PALISADE CORP. #01-242	22010 SW 124 Ave.	18 Units/ 11 Students	CARIBBEAN ELEM-6 MAYS MID-3 SOUTHRIDGE SR-2	9/6 7/6 9/6	CC14 10/10/01	APPROVED
4	JOSEPH TAUBMAN, TRUSTEE & DELCO ENTERPRISES #01-401	N of SW 208 St. btwn SW 133 Ct. and SW 132 Ave.	31 Units/ 20 Students	REDLAND ELEM-11 MAYS MID-5 SOUTH DADE SR-4	7/6 7/6 7/6	CC14 10/16/02 2/25/03	APPROVED
5	SVK AIRPORT LAND, LLC #02-200	SEC of SW 276 St. and SW 154 Ave.	41 Units/ 24 Students	REDLAND ELEM13 REDLAND MID-6 SOUTH DADE SR-5	7/6 7/6 7/6	CC14 11/06/02	APPROVED
6	CROSS ET AL #01-218	SW 130 Ave. and btwn SW 192 St. and SW 220 St.	157 Units/ 94 Students	S. MIAMI HGTS. ELEM-51 MAYS MID-23 SOUTHRIDGE SR-20	7/6 7/6 9/6	CC14 11/20/01	APPROVED
7	ANNE DELK TRUSTEE #02-170	Btwn SW 175 and 177 Ave. and N of SW 292 St.	7 Units/ 4 Students	REDONDO ELEM-2 HOMESTEAD MID-1 SOUTH DADE SR-1	9/6 9/6 7/6	CC14 12/17/02	APPROVED
8	STEVE PURDO, ET AL #02-249	S of SW 224 St. btwn SW 128 and 130 Ave.	17 Units/ 3 Students	CARIBBEAN ELEM-21 MAYS MID-9 SOUTHRIDGE SR-8	9/6 7/6 9/6	CC14 12/17/02	APPROVED
9	OPEN BIBLE BAPTIST CHURCH TO FORTY-FIRST HOLDINGS, LLC 01-134	W of SW 137 Ave. and N of SW 173 Terr.	84 Units/ 32 Students	MIAMI HEIGHTS ELEM-17 REDLAND MID-8 SOUTH DADE SR-7	9/6 7/6 7/6	CC14 12/19/01	APPROVED
10	MANGROVE DEVELOPMENT OF MIAMI, INC. #99-101	SWC of Sw 184 St. and SW 127 Ave.	24 Units/ 14 Students	S. MIAMI HGTS. ELEM-8 MAYS MID-3 SOUTHRIDGE SR-3	7/6 7/6 9/6	CC14 2/06/01	APPROVED
11	EFRAIN ARGUELLES #00-323	NEC of SW 300 St. and SW 174 Ave.	8 Units/ 5 Students	AVOCADO ELEM-3 HOMESTEAD MID-1 SOUTH DADE SR-1	7/6 9/6 7/6	CC14 2/21/01	APPROVED
12	BLACK CREEK BUILDERS GROUP, LLC #02-335	SEC of SW 132 Ave. and SW 284 St.	11 Units/ 7 Students	REDLAND ELEM-4 MAYS MID-2 HOMESTEAD SR-1	7/6 7/6 9/6	CC14 2/25/03	APPROVED
13	AVOCADO ACRE HOMES DEVELOPMENT CORP. #02-302	SEC of SW 272 St. and SW 157 Ave.	46 Units/ 30 Students	REDLAND ELEM-16 REDLAND MID-7 SOUTH DADE SR-7	7/6 7/6 7/6	CC14 2/25/03 Def. -9/30/03	APPROVED
14	PATRICIA & JORGE PALENZUELA & CANDAD ZAMORA #01-406	W of SW 167 Ave. and SW 284 St.	11 Units/ 7 Students	AVOCADO ELEM-4 HOMESTEAD MID-2 SOUTH DADE SR-1	7/6 9/6 7/6	CC14 3/06/02	APPROVED
15	VICTOR F. SEIJAS, JR. #99-300	N of SW 184 St. and SW 142 Ave.	17 Units/ 9 Students	REDLAND ELEM-5 REDLAND MID-2 SOUTH DADE SR-2	7/6 7/6 7/6	CC14 4/25/01	APPROVED

PREVIOUSLY APPROVED DEVELOPMENT REPORT
CC14 AND CC15 (JANUARY '01-JULY '03)

16	BCG PARTNERS, LLC #02-368	SEC of SW 192 Ave. and SW 304 St.	50 Units/ 32 Students	REDONDO ELEM-15 HOMESTEAD MID-8 SOUTH DADE SR-9	9/6 9/6 7/6	CC14 4/30/03	DENIED
17	ARGUS INVESTMENT GROUP, INC. #02-284	NEC of SW 297 St. and SW 170 Ave.	7 Units/ 5 Students	AVOCADO ELEM-3 HOMESTEAD MID-1 SOUTH DADE SR-1	7/6 9/6 7/6	CC14 5/29/03	APPROVED
18	ROBERT CARTER, TRUSTEE, ET AL #02-303	SWC of SW 164 Ave. and SW 288 St.	21 Units/ 14 Students	LEISURE CITY ELEMID-6/4 SOUTH DADE SR-4	9/6 7/6	CC14 5/29/03	DENIED
19	PERRY KAYE, TRUSTEE #00-446	Btwn SW 128 Ave. and SW 132 Ave. and btwn SW 211 St. and SW	89 Units/ 53 Students	CARIBBEAN ELEM-29 MAYS MID-12 SOUTHRIDGE SR-12	9/6 7/6 9/6	CC14 5/30/01 10/11/01	DENIED REVISED & APPROVED
20	THERESA LAVONNE DONALDSON #03-043	SEC of SW 306 St. & SW 193 Ave.	27 Units/ 18 Students	REDLAND ELEM-8 HOMESTEAD MID-5 SOUTH DADE SR-5	7/6 9/6 7/6	CC14 6/26/03	DENIED
21	ZAMORA CORP. #01-083	N of SW 203 St. btwn SW 125 Ave. and SW 127 Ave.	2 Units/ 1 Students	CARIBBEAN ELEM-1 MAYS MID SOUTHRIDGE SR	9/6 7/6 9/6	CC14 7/24/01 3/25/03	APPROVED
22	CAULEY PALISADE CORP. #02-162	NWC of SW 218 St. and SW 124 Ave.	7 Units/ 4 Students	CARIBBEAN ELEM-2 MAYS MID-1 SOUTHRIDGE SR-1	9/6 7/6 9/6	CC14 9/25/02	APPROVED
23	MANUEL C. DIAZ, ET AL #02-377	W of Sw 112 Ave. and S of SW 232 St.	17351 Units/ 1069 Students	PINE VILLA ELEM-492 REDLAND MID-267 HOMESTEAD SR-310	7/6 7/6 9/6	CC15	PENDING
24	ERIC AND NICOLE LEE BERRIOS #01-376	SWC of SW 184 St. and SW 79 Ct.	1 Unit/ 0 Students	WHISPERING PINES ELEM CUTLER RIDGE MID SOUTHRIDGE SR	9/6 9/6 9/6	CC15 1/28/02	APPROVED
25	LLOYD AND JOHNNIE CASH #02-230	SWC of SW 137 Ave. and SW 258 St.	36 Units/ 30 Students	NARANJA ELEM-16 REDLAND MID-7 SOUTH DADE SR-7	9/6 7/6 7/6	CC15 1/30/03	APPROVED
26	RALPH FEUERRING, ET AL #02-108	NEC of SW 232 St. and SW 110 Ave.	209 Units/ 119 Students	PINE VILLA ELEM-64 CENTENNIAL MID-29 SOUTHRIDGE SR-26	7/6 9/6 9/6	CC15 10/03/02	APPROVED
27	ROBERT BOREK ET AL #01-333	E and W of SW 117 Ave. on the N side of 248 St.	246 Units/ 130 Students	PINE VILLA ELEM-70 REDLAND MID-31 HOMESTEAD SR-29	7/6 7/6 9/6	CC15 10/03/02	APPROVED
28	AIRBASE LANDINGS, LTD. #02-030	S of SW 268 St. and E of SW 122 Ave.	45 Units/ 20 Students	CHAPMAN ELEM-11 CENTENNIAL MID-5 HOMESTEAD SR-4	9/6 9/6 9/6	CC15 11/07/02	APPROVED
29	HABITAT FOR HUMANITY OF GREATER MIAMI, INC. #00-188	15375 SW 288 St.	10 Units/ 7 Students	LEISURE CITY ELEMID-4/2 SOUTH DADE SR-1	9/6 7/6	CC15 11/12/02	APPROVED
30	LEWIS PETERS AND FERGUSON PETERS, TRUSTEE #01-088	NEC of SW 248 St. and Sw 112 Ave.	328 Units/ 168 Students	NARANJA ELEM-91 CENTENNIAL MID-40 HOMESTEAD SR-37	9/6 9/6 9/6	CC15 11/13/01	APPROVED
31	ALLAPATTAH NURSERY, LTD #02-155 #02-228	E of SW 112 Ave. and N of SW 240 St.	477 Units/ 255 Students	PINE VILLA ELEM-138 CENTENNIAL MID-61 HOMESTEAD SR-56	7/6 9/6 9/6	CC15 12/11/02	APPROVED

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PUBLICLY APPROVED DEVELOPMENT REF
CC14 AND CC15 (JANUARY '01-JULY '03)

32	CHARLES AND JO ELLEN CHAMBERS #02-178	NEC of SW 139 Ave. and SW 258 St.	76 Units/ 50 Students	NARANJA ELEM-27 REDLAND MID-12 SOUTH DADE SR-11	9/6 7/6 7/6	CC15 12/11/02	APPROVED
33	CW2, LTD. #02-164	E of SW 139 Ave. and S of SW 260 St.	32 Units/ 21 Students	NARANJA ELEM-11 REDLAND MID-5 SOUTH DADE SR-5	9/6 7/6 7/6	CC15 12/11/02	APPROVED
34	DIAZ LANDSCAPING & NURSERY, INC. #02-192	E of SW 112 Ave. and S of SW 240 St.	476 Units/ 254 Students	PINE VILLA ELEM-137 CENTENNIAL MID-61 HOMESTEAD SR-56	7/6 9/6 9/6	CC15 12/11/02	APPROVED
35	JSM HOLDING CORP. INC AND ROYAL GROUP INVESTMENT #01-264	S of SW 268 St. and SW 140 Ave.	24 Units/ 11 Students	CHAPMAN ELEM-6 REDLAND MID-3 HOMESTEAD SR-2	9/6 7/6 9/6	CC15 2/12/02	APPROVED
36	HUGO G. MORALES, TRUSTEE #01-203	E of USA-1, S of Sw 252 St. and W of SW 137 Ave.	380 Units/ 144 Students	NARANJA ELEM-78 REDLAND MID-34 SOUTH DADE SR-32	9/6 7/6 7/6	CC15 3/26/02	APPROVED
37	CAROLE BROCK, TRUSTEE #02-279	NEC of SW 226 St. and SW 112 Ave.	45 Units/ 28 Students	PINE VILLA ELEM-15 CENTENNIAL MID-7 SOUTHRIDGE SR-6	7/6 9/6 9/6	CC15 3/27/03	APPROVED
38	CARMEL INVESTMENT & DEVELOPMENT INC. #01-437	NEC OF SW 160 Ave. and theor. SW 302 St.	6 Units/ 4 Students	PESKOE ELEM-2 CAMPBELL DRIVE MID-1 HOMESTEAD SR-1	9/6 9/6 9/6	CC15 4/23/02	APPROVED
39	GOULDS, LLC #02-326	W of Sw 112 Ave. and S of SW 224 St.	45 Units/ 28 Students	PINE VILLA ELEM-13 MAYS MID-7 SOUTHRIDGE SR-8	7/6 7/6 9/6	CC15 4/28/03	REMANDED
40	ROBERT BOREK ET AL #00-298	S of SW 248 St. btwn SW 117 and 122 Ave.	342 Units/ 214 Students	PINE VILLA ELEM-116 REDLAND MID-51 HOMESTEAD SR-47	7/6 7/6 9/6	CC15 5/01/01	APPROVED \$128,400 O/A
41	ALEJANDRO ZAMPIER #02-076	S of Sw 260 St. and W of SW 134 Ave.	20 Units/ 13 Students	NARANJA ELEM-7 REDLAND MID-3 SOUTH DADE SR-3	9/6 7/6 7/6	CC15 6/04/02	APPROVED
42	CLINTON ASSOCIATES, LTD. #02-035	NWC of SW 122 Ave. and SW 256 St.	59 Units/ 38 Students	NARANJA ELEM-21 REDLAND MID-9 HOMESTEAD SR-8	9/6 7/6 9/6	CC15 6/04/02	APPROVED
43	FREDERICK T. PETERS MARTIAL TRUST #01-219	N of SW 208 St. and btwn SW 87 Ave. and SW 92 Ave.	160 Units/ 82 Students	WHIGHAM ELEM-44 CENTENNIAL MID-20 SOUTHRIDGE SR-18	9/6 9/6 9/6	CC15 6/04/02	APPROVED
44	SODA PROPERTIES, LLC. #01-348	Btwn SW 87 Ave. and SW 92 Ave. and N of SW 208 St.	232 Units/ 82 Students	WHIGHAM ELEM-44 CENTENNIAL MID-20 SOUTHRIDGE SR-18	9/6 9/6 9/6	CC15 6/04/02	APPROVED
45	LAW PROPERTIES LTD. #02-244	SWC of SW 133 Ave. and SW 280 St.	79 Units/ 66 Students	CHAPMAN ELEM-30 CENTENNIAL MID-17 HOMESTEAD SR-19	9/6 9/6 9/6	CC15 6/24/03	APPROVED
47	MARTINA BOREK ET AL #03-018	12110 SW 248 St.	90 Units/ 76 Students	NARANJA ELEM-35 REDLAND MID-19 HOMESTEAD SR-22	9/6 7/6 9/6	CC15 6/24/03	DENIED
46	SAGA BAY DEVELOPMENT, INC. #96-549	N of SW 210 St. and E of SW 82 Ave.	126 Units/ 78 Students	WHIGHAM ELEM-42 CENTENNIAL MID-19 SOUTHRIDGE SR-17	9/6 9/6 9/6	CC15 6/24/03	APPROVED

PREVIOUSLY APPROVED DEVELOPMENT REPORT
CC14 AND CC15 (JANUARY '01-JULY '03)

48	PRINCETON SELF STORAGE, INC. #01-181	E of US-1, S to Canal, btwn SW 244 St and SW 248 St.	160 Units/ 59 Students	MIAMI HEIGHTS ELEM-32 REDLAND MID-14 SOUTH DADE SR-13	9/6 7/6 7/6	CC15 9/04/01	DENIED
49	TOPA INVESTMENTS, LLC #01-161	19200 SW 102 Ave.	58 Units/ 19 Students	BEL-AIRE ELEM-10 CUTLER RIDGE MID-5 SOUTHRIDGE SR-4	9/6 9/6 9/6	CC15 9/04/01	DENIED
50	HENRY C. MORAT, TRUSTEE #02-280	SEC of SW 132 Ave. and SW 284 St.	109 Units/ 92 Students	CHAPMAN ELEM-42 CENTENNIAL MID-23 HOMESTEAD SR-27	9/6 9/6 9/6	CC15 Def.-7/24/03	PENDING
51	JOSE A. COSTA, JR., TRUSTEE #03-120	NEC of SW 248 St. & SW 129 Ave.	28 Units/ 17 Students	PINE VILLA ELEM-8 REDLAND MID-4 HOMESTEAD SR-5	7/6 7/6 9/6	CC15 Def.-7/24/03	PENDING
52	LUMSDEN OAKS ACQUISITION CORP. #02-250	W of SW 132 Ave. and S of SW 282 St.	138 Units/ 116 Students	CHAPMAN ELEM-53 CENTENNIAL MID-29 HOMESTEAD SR-34	9/6 9/6 9/6	CC15 Def.-7/24/03	PENDING
53	SPECIALTY HOUSING CORP. #03-104	S of SW 268 St. and W of FL Tumpike	33 Units/ 22 Students	CHAPMAN ELEM-10 CENTENNIAL MID-6 HOMESTEAD SR-6	9/6 9/6 9/6	CC15 Def.-7/24/03	PENDING
54	SUNRISE VILLAGE MOBILE HOME PARK II #03-031	SEC of SW 147 Ave. And SW 280 St.	181 Units/ 152 Students	LEISURE CITY ELEMID-70/38 HOMESTEAD SR-44	9/6 9/6	CC15 Def.-7/24/03	PENDING
55	SVK AIRPORT LAND, LLC #02-201	NEC of SW 137 Ave. and SW 256 St.	58 Units/ 49 Students	NARANJA ELEM-23 REDLAND MID-12 SOUTH DADE SR-14	9/6 7/6 7/6	CC15 Def.-7/24/03	PENDING
56	THE HOUSING TRUST GROUP OF FLORIDA, LLC #01-172	E of SW 87 Ave. and N of SW 216 St.	57 Units/ 35 Students	WHIGHAM ELEM-16 CENTENNIAL MID-9 SOUTHRIDGE SR-10	9/6 9/6 9/6	CC15 Def.-7/24/03	PENDING
57	H. R. REALTY & INVESTMENTS, INC. #02-305	N of SW 232 St. and E of SW 107 Ave.	37 Units/ 23 Students	WHIGHAM ELEM-11 CENTENNIAL MID-6 SOUTHRIDGE SR-7	9/6 9/6 9/6	CC15 Def.-9/23/03	PENDING

PREVIOUSLY APPROVED DEVELOPMENT RE
CC14 AND CC15 (JANUARY '01-JULY '03)

SCHOOLS	STUDENT POPULATION	NUMBER OF STUDENTS PER PROJECT APPROVED	CUMULATIVE TOTAL STUDENT POPULATION	STUDENT STATIONS PERMANENT	RELOCATABLE STATIONS	CUMULATIVE % UTILIZATION INCLUDING RELOCATABLE
AVOCADO ELEM	937	10	947	591	0	160%
CARIBBEAN ELEM	944	59	1003	927	24	105%
CHAPMAN, W.A. ELEM	883	47	930	809	64	107%
LEISURE CITY ELEM/MID	1841	4	1845	999	45	177%
MIAMI HEIGHTS ELEM	1297	17	1314	836	158	132%
NARANJA ELEM	850	251	1101	561	158	153%
PESKOE, IRVING & BEATRICE ELEM	1151	2	1153	840	0	137%
PINE VILLA ELEM	711	540	1251	561	210	162%
REDLAND ELEM	1072	49	1121	829	0	135%
REDONDO ELEM	736	2	738	581	0	0%
SOUTH MIAMI HEIGHTS ELEM	821	110	931	828	71	104%
WHIGHAM, DR. EDWARD L. ELEM	1009	130	1139	911	0	125%
ELEMENTARY TOTALS	12252	1221	13473	8273	730	135%
CAMPBELL DRIVE MID	1359	1	1360	1373	0	99%
CENTENNIAL MID	1203	279	1482	913	114	144%
CUTLER RIDGE MID	1459	0	1459	995	131	130%
LEISURE CITY ELEM/MID	1841	2	1843	999	45	177%
HOMESTEAD MID	1385	5	1390	1029	45	129%
MAYS MID	1095	81	1176	1023	45	110%
REDLAND MID	1763	178	1941	1144	25	166%
MIDDLE TOTALS	10105	546	10651	7476	405	135%
HOMESTEAD SR	3315	260	3575	2569	0	139%
MIAMI SOUTHRIDGE SR	4184	152	4336	2372	309	162%
SOUTH DADE SR	2824	88	2912	1871	283	135%
SENIOR HIGH TOTALS	10323	500	10823	6812	592	146%

TOTAL	32680	2267	34947	23561	1727	138%
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**CHARTER SCHOOLS
2002-2003**

22
REV. 6-12-03

Mail Code	Name and Address Of Charter School	Actual Enrollment (10-04-02)	Projected Enrollment			Grade Levels*	ACCESS Center	Voting District
			2003-2004	2004-2005	Maximum			
7160	Mater Academy High School 7901 NW 103 St. Hialeah Gardens, FL 33016	80	750	1,000	1,000	9-10	I	4
0100	Mater Center Charter School 7700 NW 98 St. Hialeah Gardens, FL 33016	1,099	1,000	1,050	1,150	K-8	I	4
110	North County Charter School 3400 NW 135 St. Miami, FL 33054	293	600	600	600	K-5	I	1
5130	North Dade Community Charter School 13850 NW 26 Ave. Opa-Locka, FL 33054	63	575	600	600	K-5	I	1
5710	Sandor Wiener School of Opportunity 20000 NW 47 Ct. Opa-Locka, FL 33055	6	32	34	72	K-2	I	1
6900	Vankara Academy Charter School 13307-11 Alexandria Dr. Opa-Locka, FL 33054	132	175	225	225	6-8	I	1
6050	Youth Co-Op Charter School 12051 W. Okeechobee Rd. Hialeah Gardens, FL 33018	386	525	525	525	K-8	I	4
6020	ASPIRA Youth Leadership Charter School 13300 Memorial Hwy. North Miami, FL 33161	288	450	450	450	6-9	II	1
0120	Northeast Academy 1750 NE 168 St. N. Miami Beach, FL 33162	416	600	600	600	K-5	II	3
6030	Doral Academy 2450 NW 97 Ave. Miami, FL 33172	1212	2,025	2,025	2,025	K-8	III	5
7020	Doral Academy High School 11100 NW 27 St. Miami, FL 33172	456	1,800	1,800	1,800	9-11	III	5
0400	Ryder Elementary Charter School 8360 NW 33 St. Miami, FL 33122	488	500	500	500	K-5	III	5

Mail Code	Name and Address Of Charter School	Actual Enrollment (10-04-02)	Projected Enrollment			Grade Levels*	ACCESS Center	Voting District
			2003-2004	2004-2005	Maximum			
6070	ASPIRA Eugenio Maria de Hostos Charter School 3650 N. Miami Ave. Miami, FL 33127	174	250	300	350	6-8	IV	2
3600	Downtown Miami Charter School 305 NW 3 Ave. Miami, FL 33128	294	650	650	650	K-6	IV	2
5010	Florida International Academy 7630 Biscayne Blvd. Miami, FL 33138	260	350	350	350	6-8	IV	2
0040	Liberty City Charter School 8700 NW 5 Ave. Miami, FL 33150	257	400	705	705	K-7	IV	2
3100	Mater East Charter School 450 SW 4 St. Miami, FL 33130	269	650	800	800	K-5	IV	6
6040	Miami Shores/Barry University Connected Learning Center 11441 NW 2 Ave. Miami Shores, FL 33168	180	200	200	200	6-8	IV	2
0500	Rosa Parks Community School/Overtown 430 NW 9 St. Miami, FL 33136	42	425	500	500	K-6	IV	2
0510	Archimedean Academy 10870 SW 113 Place Miami, FL 33176	80	225	325	500	K-3	V	7
0600	Pinecrest Preparatory Academy 14301 SW 42 St. Miami, FL 33175	548	650	700	700	K-6	V	8
6060	ASPIRA South Youth Leadership Charter School 14112-14114 SW 288 St. Leisure City, FL 33033	160	230	260	260	6-8	VI	9
0070	Coral Reef Montessori Academy 19000 SW 112 Ave. Miami, FL 33157	221	500	500	500	K-8	VI	9
0300	Rosa Parks Charter School/Florida City 713 West Palm Drive Florida City, FL 33034	149	250	300	600	K-7	VI	9

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Mail Code	Name and Address Of Charter School	Actual Enrollment (10-04-02)	Projected Enrollment			Grade Levels*	ACCESS Center	Voting District
			2003-2004	2004-2005	Maximum			
0200	Spiral Tech Elementary Charter School 12400 SW 72 St. Miami, FL 33183	59	160	240	290	K-5	VI	7

- Grade levels for school year 2002-2003

NEW CHARTER SCHOOLS APPROVED TO OPEN FOR THE 2003-2004 SCHOOL YEAR:

(Rev. 3/21/03)

Name and Address Of Charter School	Projected Enrollment			03-04 Grade Level	Max Grade Level	ACCESS Center
	2003-2004	2004-2005	Maximum			
Mater Academy Middle School 7901 NW 103 Street Hialeah Gardens, FL 33016	700	800	800	6-8	6-8	I
School for Integrated Academics & Technologies (SIATech) (A school for high-risk students) Main: 3050 NW 183 Street Miami, FL 33056	400	600	800	9-10	9-12	I
Aventura Charter Elementary School 3333 NE 188 Street Miami, FL 33180	600	600	600	K-5	K-5	II
Janet Dean Charter School Ives Dairy Rd. between NE 10 & 12 Ave., Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	II
Children First Charter School 590 W. 20 Street Hialeah, FL 33010	Deferred to 04-05	250	550	K-3	K-5	III
Doral Academy Middle School 2601 NW 112 Avenue Miami, FL 33172	800	800	800	6-8	6-8	III
Theodore R. & Thelma A. Gibson Charter School 3629 Grand Avenue Miami, FL 33133	575	600	600	K-8	K-8	IV
Miami Children's Museum Watson Island Miami, FL	Deferred to 04-05	350	350	K-5	K-5	IV

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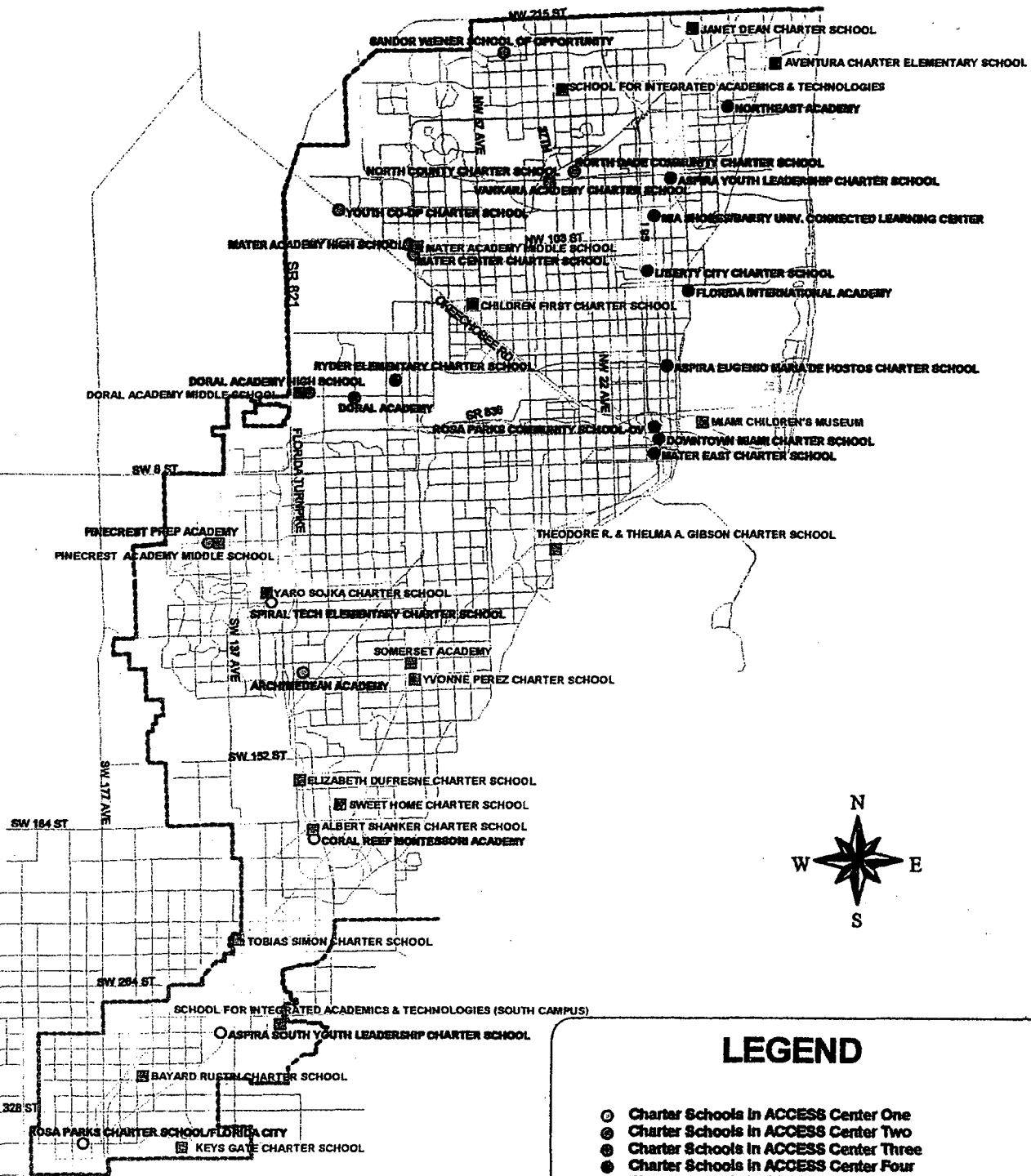
Name and Address Of Charter School	Projected Enrollment			03-04 Grade Level	Max Grade Level	ACCESS Center
	2003-2004	2004-2005	Maximum			
Somerset Academy 11011 SW 80 Avenue Miami, FL 33156	Deferred to 04-05	650	800	K-5	K-8	V
Pinecrest Academy Middle School 14301 SW 42 Street Miami, FL 33175	650	700	800	6-8	6-8	V
Yvonne Perez Charter School SW 112 Street & US1 Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	V
Sweet Home Charter School *17201 SW 103 Avenue Miami, FL	Deferred to 04-05	775	1,075	Kindergarten	K-8	V
Elizabeth duFresne Charter School SW 117 Ave. & 164 Terrace Miami, FL	Deferred to 04-05	1,000	1,000	K-5	K-5	VI
Yaro Sojka Charter School SW 127 Ave. & 72 Street Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	VI
Albert Shanker Charter School SE corner of Turnpike & Quail Roost Dr., Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	VI
Bayard Rustin Charter School SW 312 St. & 167 Avenue Homestead, FL	Deferred to 04-05	1,600	1,600	K-8	K-8	VI
Tobias Simon Charter School 4400 SW 137 Avenue Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	VI
Keys Gate Charter School SW 152 Ave. & SE 24 Street Homestead, FL	1,150	1,150	1,150	K-8	K-8	VI

*temporary location for the first year – the permanent location will be at SW 180 Street & 107 Ave.

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Applications approved to open in subsequent years		
Applicant	Number of Schools	Maximum Enrollment Capacity
Chancellor Charter School at Coral Gables	1	750
Coral Gables Community Charter School	1	600
Miami-Dade Charter Foundation	6	5,400
Miami-Dade Charter Schools, Inc.	2	3,200
Miami-Shores Charter High School	1	600
Somerset Academy	8	8,600
Balere Language Academy	1	450
Mater Gardens Academy Elementary School	1	900
Mater Springs Academy Elementary School	1	600
Mater Academy South Charter School	1	900
Mater Gardens Academy Middle School	1	450
Mater Springs Academy Middle School	1	300
Sabal Palm Charter High School (West Hialeah Academy)	1	800
Charter Academy of Excellence	1	600
Total applications: 14	27	24,150

Charter Schools by ACCESS Center



LEGEND

- Charter Schools in ACCESS Center One
- Charter Schools in ACCESS Center Two
- ⊙ Charter Schools in ACCESS Center Three
- ⦿ Charter Schools in ACCESS Center Four
- ⦿ Charter Schools in ACCESS Center Five
- ⦿ Charter Schools in ACCESS Center Six
- Urban Development Boundary 2005
- Amajor.shp
- New Charter Schools approved to open for the 2003-2004 School Year

MIAMI-DADE FIRE RESCUE DEPARTMENT

ZONING COMMENTS

Hearing Number: 03-78

Service Impact: ☒ Yes ☐ No

Plans: ☐ Yes ☒ No Request: EU-M TO RU-1

Location: SEC SW 192 AVE. & SW 316 ST.

Recommendation: No objection ☒
No objection with condition(s) ☐
Denial ☐

Estimated number of alarms generated annually by application: 11

If there is an impact, below is the service availability:

Station District 16 Grid 2611 ☒ DU SF 44 Occupancy Type 1

Impact of additional calls on closest station: ☒ Minimal Impact.

☐ Moderate Impact. Planned station(s) will mitigate impact.

Planned Service to Mitigate:

Service

Location

Year to be Completed

☐ None

ACCESS:

Description of Concern(s):

- ☐ Gated entrances must have a minimum 15' width and must provide an elevator lock box containing a switch or lever to activate the gate for fire department use.
- ☐ Access lanes are to be a minimum of 20 feet wide with a vertical clearance of 13 feet 6 inches.
- ☐ Turnabout for fire apparatus shall have a minimum centerline radius of 50 feet. (T or Y turnaround acceptable to the AHJ shall be permitted) (Florida Fire Prevention Code)
- ☒ Fire Engineering & Water Supply Bureau site plan review and approval required.

OTHER CONCERN(S):

Reviewed by: Carlos Heredia

Phone: (786) 331-4544

Date: March 25, 2003

Revised 4/18/02

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TEAM METRO SOUTH OFFICE

ENFORCEMENT HISTORY

Emily Development. LLC F/K/A: Oscar
& Maria Villegas

APPLICANT

Southeast corner of SW 192 AVE
and SW 316 ST, Miami-Dade
County, Fl.

ADDRESS

10/28/2003

DATE

03-078

HEARING NUMBER

ENFORCEMENT HISTORY:

1. No violations as of October 9, 2003.

DISCLOSURE OF INTEREST*

If the property which is the subject of the application is owned or leased by a CORPORATION, list the principal stockholders and the percentage of stock owned by each. [Note: Where the principal officers or stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

CORPORATION NAME: Emily Development LLC, 5333 Collins Avenue, Suite 1408
Miami Beach, Florida 33140

<u>NAME, ADDRESS AND OFFICE</u>	<u>Percentage of Stock</u>
<u>Mepan Construction Corp</u>	<u>33.34%</u>
<u>-Angel Menes, 100%</u>	<u>66.66%</u>
<u>Maggie's Development, Inc.</u>	
<u>-Juan Carlos Uribarri, 50%</u>	
<u>- Magali C. Uribarri, 50%</u>	

If the property which is the subject of the application is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. [Note: Where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

<u>TRUST NAME</u>	<u>Percentage of Stock</u>
<u>NAME AND ADDRESS</u>	

RECEIVED
SEP 10 2003

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

If the property which is the subject of the application is owned or leased by a PARTNERSHIP OR LIMITED PARTNERSHIP, list the principals of the partnership, including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME

<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee or Partnership list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries or partners. [Note: Where the principal officers, stockholders, beneficiaries or partners consist of another corporation, trust, partnership or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

NAME:

NAME, ADDRESS AND OFFICE (if applicable)

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust.

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Emily Developers LLC

Signature: Angel Menes

(Applicant) Angel Menes, Managing Member

Sworn to and subscribed before me,
this 8 day of Sept, 2003

Notary Public, State of Florida at Large

My Commission Expires: _____

(SEAL)



*Disclosure shall not be required of any entity, the equity interests in which are regularly traded on an established securities market in the United States or other country; or of any entity, the ownership interests of which are held in a limited partnership consisting of more than 5,000 separate interests and where no one person or entity holds more than a total of 5% of the ownership interest in the limited partnership.

DISCLOSURE OF INTEREST*

If the property which is the subject of the application is owned or leased by a CORPORATION, list the principal stockholders and the percentage of stock owned by each. [Note: Where the principal officers or stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

CORPORATION NAME:

<u>NAME, ADDRESS AND OFFICE</u>	<u>Percentage of Stock</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

If the property which is the subject of the application is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. [Note: Where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

TRUST NAME

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

If the property which is the subject of the application is owned or leased by a PARTNERSHIP OR LIMITED PARTNERSHIP, list the principals of the partnership, including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME

<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee or Partnership list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries or partners. [Note: Where the principal officers, stockholders, beneficiaries or partners consist of another corporation, trust, partnership or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

NAME: Abo Investments, Inc.

NAME, ADDRESS AND OFFICE (if applicable)

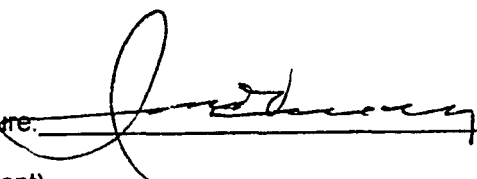
<u>Julian Vazquez</u>	<u>100%</u>
<u>16933 NW 69th Avenue</u>	
<u>Miami, Florida 33015</u>	
_____	_____
_____	_____
_____	_____

Date of contract: 2-11-03

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust.

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

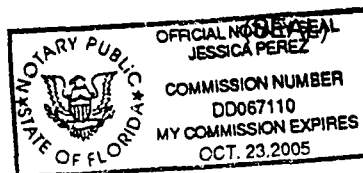
The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: 
(Applicant) _____

Sworn to and subscribed before me,
this 3 day of March, 03

Jessica Perez
Notary Public, State of Florida at Large

My Commission Expires: _____



*Disclosure shall not be required of any entity, the equity interests in which are regularly traded on an established securities market in the United States or other country; or of any entity, the ownership interests of which are held in a limited partnership consisting of more than 5,000 separate interests and where no one person or entity holds more than a total of 5% of the ownership interest in the limited partnership.

EU-M

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AVE

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(PALMETTO ST)

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SW

EU-M

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03-078

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319

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MIAMI-DADE COUNTY
HEARING MAP

Section: 14 Township: 57 Range: 38
Process Number: 03-078
Applicant: OSCAR & MARIA VILLEGAS
District Number: 08
Zoning Board: C14
Drafter ID: ALFREDO
Scale: 1:200'

S C A L E
0 200'



 SUBJECT PROPERTY



MEMORANDUM

BCC
03-78

TO: Diane O'Quinn Williams, Director
 Department of Planning and Zoning
 ATTN: Franklin Gutierrez, Agenda Coordinator

December 26, 2003

DATE:

SUBJECT: Enforcement Histories
 For Board of County
 Commissioners, Zoning
 Meeting on
 January 22, 2004

FROM: 
 Carlos Alvarez, Director
 Miami-Dade Police Department

Received by
Zoning Agenda Coordinator
DEC 31 2003

The following information is furnished pursuant to your request for various police statistics, i.e., Calls-for-Service (CFS) data and Part I & II Crimes information for uniform and non-uniform police units for six locations. These locations are situated in the police grids listed below. Police grids are approximately one-half-mile by one-half-mile in diameter. Therefore, the information provided for the grids corresponding to the following locations may include information from other locations within the grid.

- Grid 2363 Gary & Roxana Sloan; Hearing # **02-285**
 Location: South side of SW 234 St. & west of SW 207 Av.
- Grid 2363 Jorge & Nancey Hernandez; Hearing # **02-286**
 Location: South side of SW 234 St. & east of SW 209 Pl.
- Grids 1507 1571 Kendall Properties & Investments; Hearing # **02-373**
 1615 1652 Location: East of SW 187 Av., between SW 36 St. & SW 72 St.
 1693
- Grid 2611 Emily Development, LLC, F/K/A/ Oscar & Maria Villegas;
 Hearing # **03-78**
 Location: The southeast corner of SW 192 Av. & SW 316 St.
- Grids 1143 1144 Lightspeed at Beacon Tradeport, LLC, et al.; Hearing # **01-397**
 1203 1204 Location: Between NW 12 to 25 St. & NW 111 to 117 Av.
- Grid 1585 Columbia Lagrange Hospital, Inc., et al.; Hearing # **02-325**
 Location: Between the HEFT & SW 119 Ct., south of Bird Dr.

There are six attachments which represent the above six hearings; each has a grid-map cover sheet showing the locations with their respective grids highlighted. Data provided is for calendar year 2002 and January through November of 2003, and is inclusive of Unincorporated Miami-Dade County. CFS data and Part I & II Crime information were extracted from the Crime Information Warehouse on December 22, 2003, and are subject to change due to cases being reconciled based on the most current information. CFS data includes police dispatch signals 13 through 55. Part I Crimes include the crime categories of murder/non-negligent manslaughter, forcible sex offenses, robbery, aggravated assault/stalking, burglary, larceny/thefts, motor vehicle theft, and arson.

Diane O'Quinn Williams, Director

December 26, 2003

A summary of the information requested is shown below:

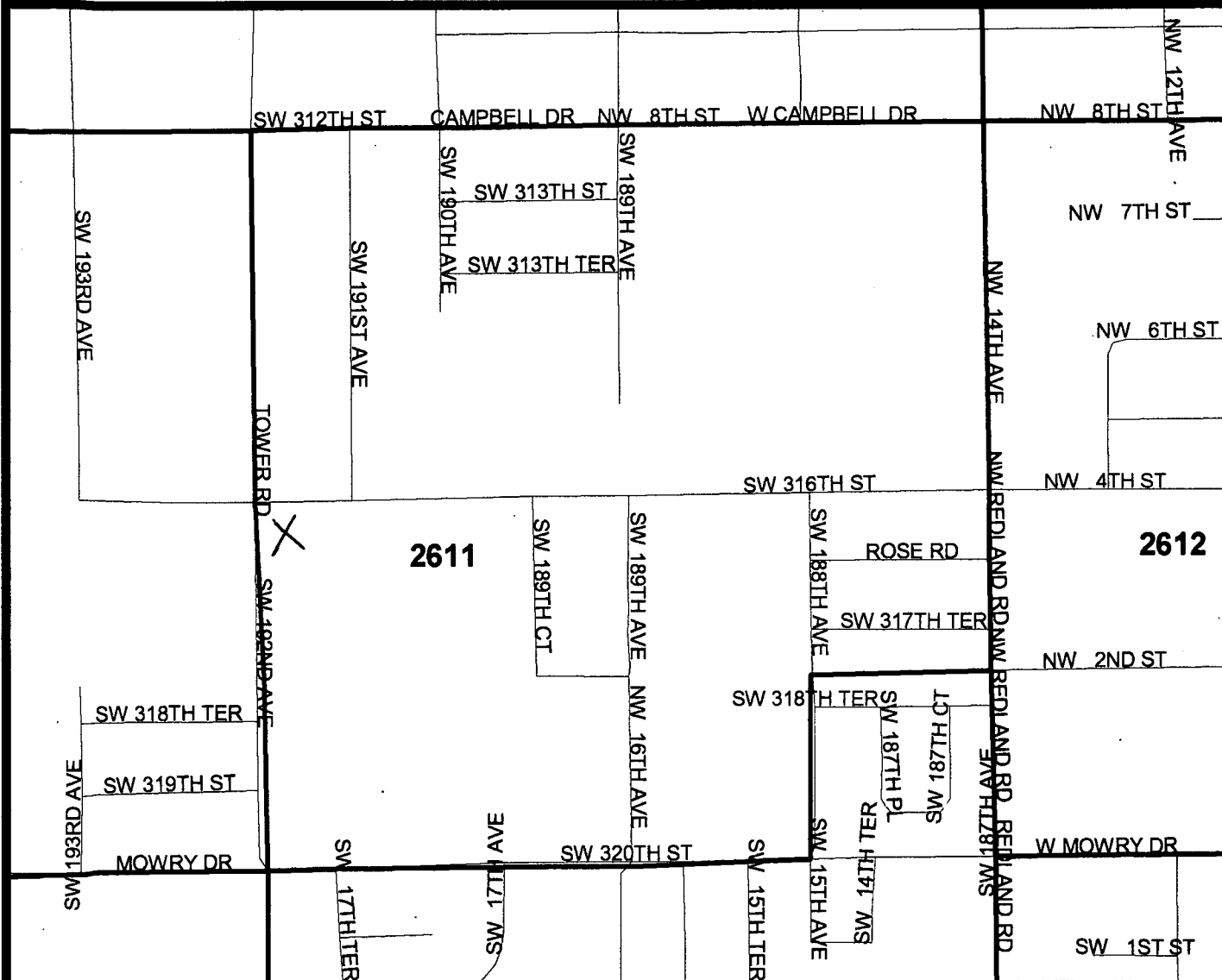
Grid Numbers	Hearing Numbers	Total Calls-For-Service		Total Part I & II Crimes	
		2002	2003 (Jan-Nov)	2002	2003 (Jan-Nov)
2363	02-285	57	50	3	4
2363	02-286	57	50	3	4
1507 1571 1615 1652 1693	02-373	0	0	0	1
2611	03-78	208	166	14	14
1143 1144 1203 1204	01-397	992	798	886	813
1585	02-325	923	823	76	68

Should you require additional information or assistance, please contact Major Charles L. Thompson, Police Administrative Bureau, at 305-471-3530.

CA/par
Attachments (6)



Miami-Dade Police Department
Target Area - Police Grid(s): 2611
Emilly Development, LLC, FIKIA: Oscar & Maria Villegas; Hearing # 03-78



Police Grids Boundaries
 Boundary

MDPD Crime Analysis System
December 23, 2003
Data in this document represents
successfully geocoded attributes.



0 0.05 0.1 Miles



Miami-Dade Police Department

Summarized Grid Information By Signal

For 1/1/02 Thru 2002-12-31



Detail Filter: (Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01") and (Dis.Grid in ("2611")) and (Dis.Signal Code in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030', 1, 3))

Miami-Dade Police Department

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
2611	13	SPECIAL INFORMATION/ASSIGNMENT	11
	14	CONDUCT INVESTIGATION	26
	15	MEET AN OFFICER	71
	17	TRAFFIC ACCIDENT	9
	18	HIT AND RUN	1
	19	TRAFFIC STOP	5
	20	TRAFFIC DETAIL	6
	21	LOST OR STOLEN TAG	1
	22	AUTO THEFT	3
	25	BURGLAR ALARM RINGING	11
	26	BURGLARY	9
	27	LARCENY	4
	28	VANDALISM	1
	32	ASSAULT	10
	34	DISTURBANCE	21
	36	MISSING PERSON	1
	37	SUSPICIOUS VEHICLE	2
	38	SUSPICIOUS PERSON	5
	39	PRISONER	1
	41	SICK OR INJURED PERSON	4
	43	BAKER ACT	1
	49	FIRE	2

Miami-Dade Police Department

Summarized Grid Information By Signal

For 1/1/02 Thru 2002-12-31



Detail Filter: (Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01") and (Dis.Grid in ("2611")) and (Dis.Signal Code in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030', 1, 3))

Miami-Dade Police Department

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
2611.	54	FRAUD	3
Total Signals for Grid 2611 :			208
Total Reported: 151			Total Not Reported: 57

Total for All Grids : 208

Miami-Dade Police Department

Summarized Grid Information By Signal

For 1/1/03 Thru 2003-11-30



Detail Filter: (Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2003-12-01") and (Dis.Grid in ("2611")) and (Dis.Signal Code in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030', 1, 3))

Miami-Dade Police Department

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
2611	13	SPECIAL INFORMATION/ASSIGNMENT	5
	14	CONDUCT INVESTIGATION	22
	15	MEET AN OFFICER	67
	17	TRAFFIC ACCIDENT	3
	20	TRAFFIC DETAIL	6
	21	LOST OR STOLEN TAG	3
	22	AUTO THEFT	2
	25	BURGLAR ALARM RINGING	5
	26	BURGLARY	8
	27	LARCENY	1
	28	VANDALISM	4
	32	ASSAULT	5
	34	DISTURBANCE	18
	37	SUSPICIOUS VEHICLE	4
	38	SUSPICIOUS PERSON	1
	39	PRISONER	3
	41	SICK OR INJURED PERSON	5
	45	DEAD ON ARRIVAL	1
	52	NARCOTICS INVESTIGATION	2
	54	FRAUD	1
Total Signals for Grid 2611 :			166
Total Reported: 121			Total Not Reported: 45



Miami-Dade Police Department

MIAMI-DADE POLICE DEPARTMENT

Part I and Part II Crimes w/

Reporting Agency: MDPD

From 1/1/02 Thru 1/1/03

YEAR: 2002

Crime Information Warehouse

Prompt Variable Used: All County: N

Grid(s): 2611

PART I Crimes	Total Crimes
130A - AGGRAVATED ASSAULT	1
2200 - BURGLARY	5
230G - SHOPLIFTING ALL OTHERS	3
2400 - MOTOR VEHICLE THEFT	1



Miami-Dade Police Department

MIAMI-DADE POLICE DEPARTMENT

Part I and Part II Crimes w/o

Reporting Agency: MDPD

From 1/1/02 Thru 1/1/03

YEAR: 2002

Crime Information Warehouse

Prompt Variable Used: All County: N

Grid(s): 2611

PART II Crimes	Total Crimes
130B - SIMPLE ASSAULT	1
260A - FRAUD CON/SWINDLE/FALSE PRET.	1
260B - FRAUD CREDIT CARD/ATM	1
260D - IMPERSONATION	1

Grand Total: 14

Detail Filter: OI.Incident From Date Time >= "2002-01-01" and OI.Incident From Date Time < "2003-01-01" and OI.Offense.Ucr Code in ('090A', '1200', '130A', '130D', '2200', '230A', '230B', '230C', '230D', '230E', '230F', '230G', '2400', '090C', '130B', '130E', '350A', '350B', '5100', '2700', '260A', '260B', '260D', '260E', '260F', '1000', '2000', '110A', '110B', '110C') and OI.Aoa Agency Code = '000' and OI.Clearance Type Description <> 'UNFOUNDED' and OI.Report Written YN = 'Y' and (All County = 'Y' or All County = 'N' and OI.Grid in ("2611")) and OI.Reporting_Agency_Code = "030"



Miami-Dade Police Department

MIAMI-DADE POLICE DEPARTMENT

Part I and Part II Crimes w/o

Reporting Agency: MDPD

From 1/1/03 Thru 12/1/03

YEAR: 2003

Crime Information Warehouse

Prompt Variable Used: All County: N

Grid(s): 2611

PART I Crimes	Total Crimes
130A - AGGRAVATED ASSAULT	2
2200 - BURGLARY	4
230C - SHOPLIFTING	1
230F - SHOPLIFTING FROM A MOTOR VEHICLE	2
230G - SHOPLIFTING ALL OTHERS	2



Miami-Dade Police Department

MIAMI-DADE POLICE DEPARTMENT

Part I and Part II Crimes w/

Reporting Agency: MDPD

From 1/1/03 Thru 12/1/03

YEAR: 2003

Crime Information Warehouse

Prompt Variable Used: All County: N

Grid(s): 2611

PART II Crimes	Total Crimes
130B - SIMPLE ASSAULT	1
350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANUF	1
260B - FRAUD CREDIT CARD/ATM	1
Grand Total:	14

Detail Filter: Ol.Incident From Date Time >= "2003-01-01" and Ol.Incident From Date Time < "2003-12-01" and Ol.Offense.Ucr Code in ('090A', '1200', '130A', '130D', '2200', '230A', '230B', '230C', '230D', '230E', '230F', '230G', '2400', '090C', '130B', '130E', '350A', '350B', '5100', '2700', '260A', '260B', '260D', '260E', '260F', '1000', '2000', '110A', '110B', '110C') and Ol.Aoa Agency Code = '000' and Ol.Clearance Type Description <> 'UNFOUNDED' and Ol.Report Written YN = 'Y' and (All County = 'Y' or All County = 'N' and Ol.Grid in ("2611")) and Ol.Reporting_Agency_Code = "030"

DISCLOSURE OF INTEREST

If the property which is the subject of the application is owned or leased by a CORPORATION, list the principal stockholders and the percentage of stock owned by each. [Note: Where the principal officers or stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

CORPORATION NAME: Emily Development LLC, 5333 Collins Avenue, Suite 1408

Miami Beach, Florida 33140

<u>NAME, ADDRESS AND OFFICE</u>	<u>Percentage of Stock</u>
<u>Mepan Construction</u>	<u>33.34%</u>
<u>Corp</u>	
<u>-Angel Menes, 100%</u>	<u>66.66%</u>
<u>Maggie's Development, Inc.</u>	
<u>-Juan Carlos Uribarri, 50%</u>	
<u>- Magali C. Uribarri, 50%</u>	

If the property which is the subject of the application is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. [Note: Where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

TRUST NAME

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>

RECEIVED
SEP 10 2003

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY

If the property which is the subject of the application is owned or leased by a PARTNERSHIP OR LIMITED PARTNERSHIP, list the principals of the partnership, including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME

<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee or Partnership list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries or partners. [Note: Where the principal officers, stockholders, beneficiaries or partners consist of another corporation, trust, partnership or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

NAME:

NAME, ADDRESS AND OFFICE (if applicable)

Date of contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust.

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

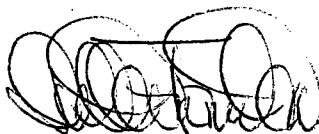
Emily Developers LLC

Signature: Angel Menes
 (Applicant) Angel Menes, Managing Member

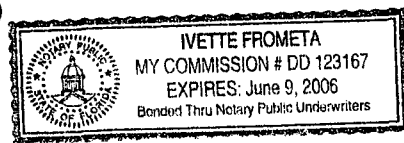
Sworn to and subscribed before me,
 this 8 day of Sept, 2003

Notary Public, State of Florida at Large

My Commission Expires: _____



(SEAL)



*Disclosure shall not be required of any entity, the equity interests in which are regularly traded on an established securities market in the United States or other country; or of any entity, the ownership interests of which are held in a limited partnership consisting of more than 5,000 separate interests and where no one person or entity holds more than a total of 5% of the ownership interest in the limited partnership.

DISCLOSURE OF INTEREST

If the property which is the subject of the application is owned or leased by a CORPORATION, list the principal stockholders and the percentage of stock owned by each. [Note: Where the principal officers or stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

CORPORATION NAME:

<u>NAME, ADDRESS AND OFFICE</u>	<u>Percentage of Stock</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

If the property which is the subject of the application is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. [Note: Where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

TRUST NAME

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

If the property which is the subject of the application is owned or leased by a PARTNERSHIP OR LIMITED PARTNERSHIP, list the principals of the partnership, including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME

<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee or Partnership list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries or partners. [Note: Where the principal officers, stockholders, beneficiaries or partners consist of another corporation, trust, partnership or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

NAME: Abo Investments, Inc.

NAME, ADDRESS AND OFFICE (if applicable)

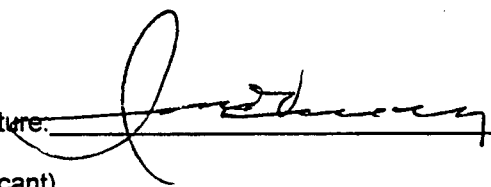
<u>Julian Vazquez</u>	<u>100%</u>
<u>16933 NW 69th Avenue</u>	
<u>Miami, Florida 33015</u>	
_____	_____
_____	_____
_____	_____

Date of contract: 2-11-03

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust.

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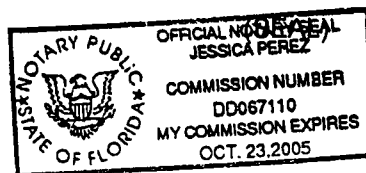
The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: 
(Applicant) _____

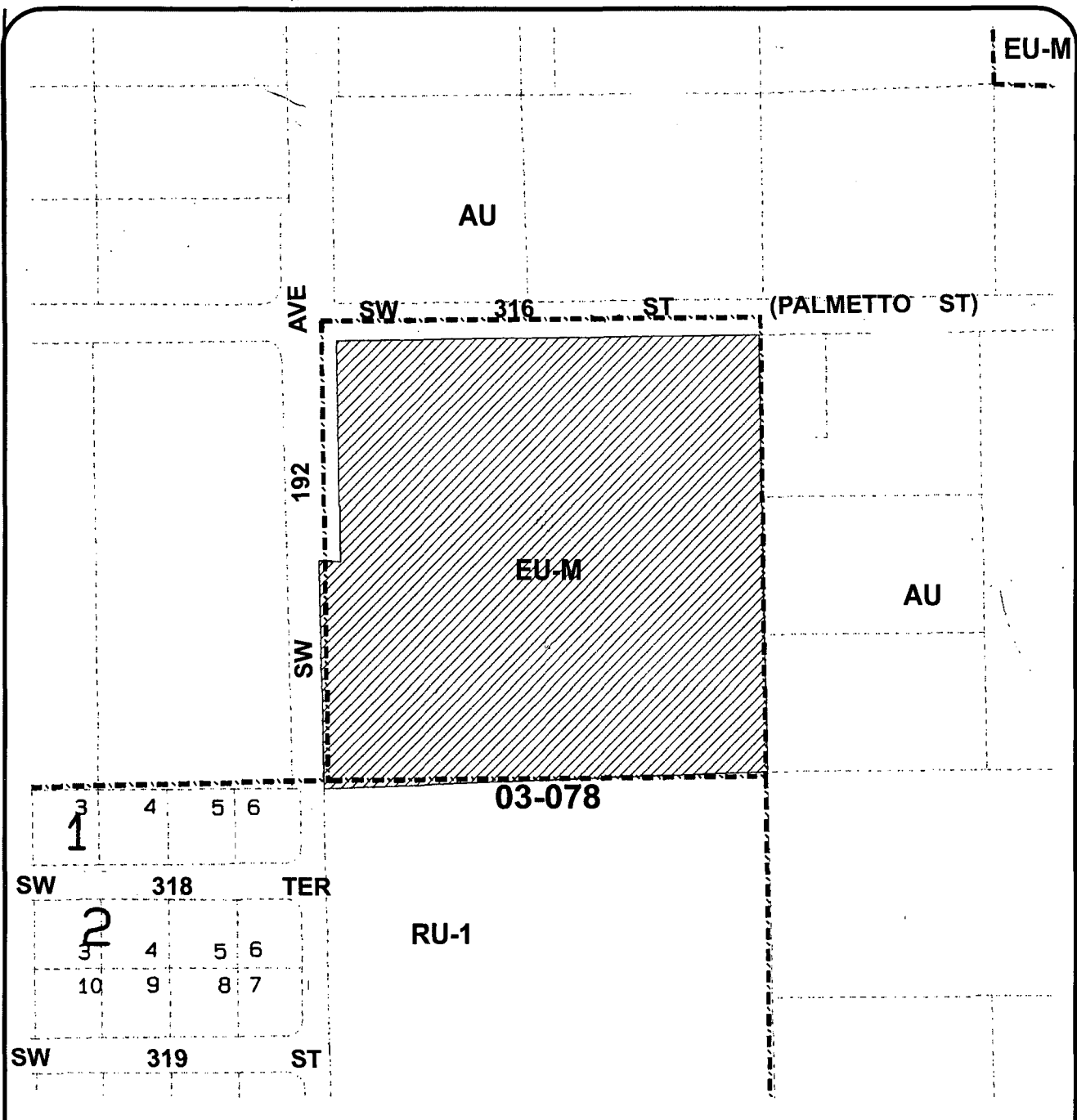
Sworn to and subscribed before me,
this 3 day of March, 03

Jessica Perez
Notary Public, State of Florida at Large

My Commission Expires: _____



*Disclosure shall not be required of any entity, the equity interests in which are regularly traded on an established securities market in the United States or other country; or of any entity, the ownership interests of which are held in a limited partnership consisting of more than 5,000 separate interests and where no one person or entity holds more than a total of 5% of the ownership interest in the limited partnership.



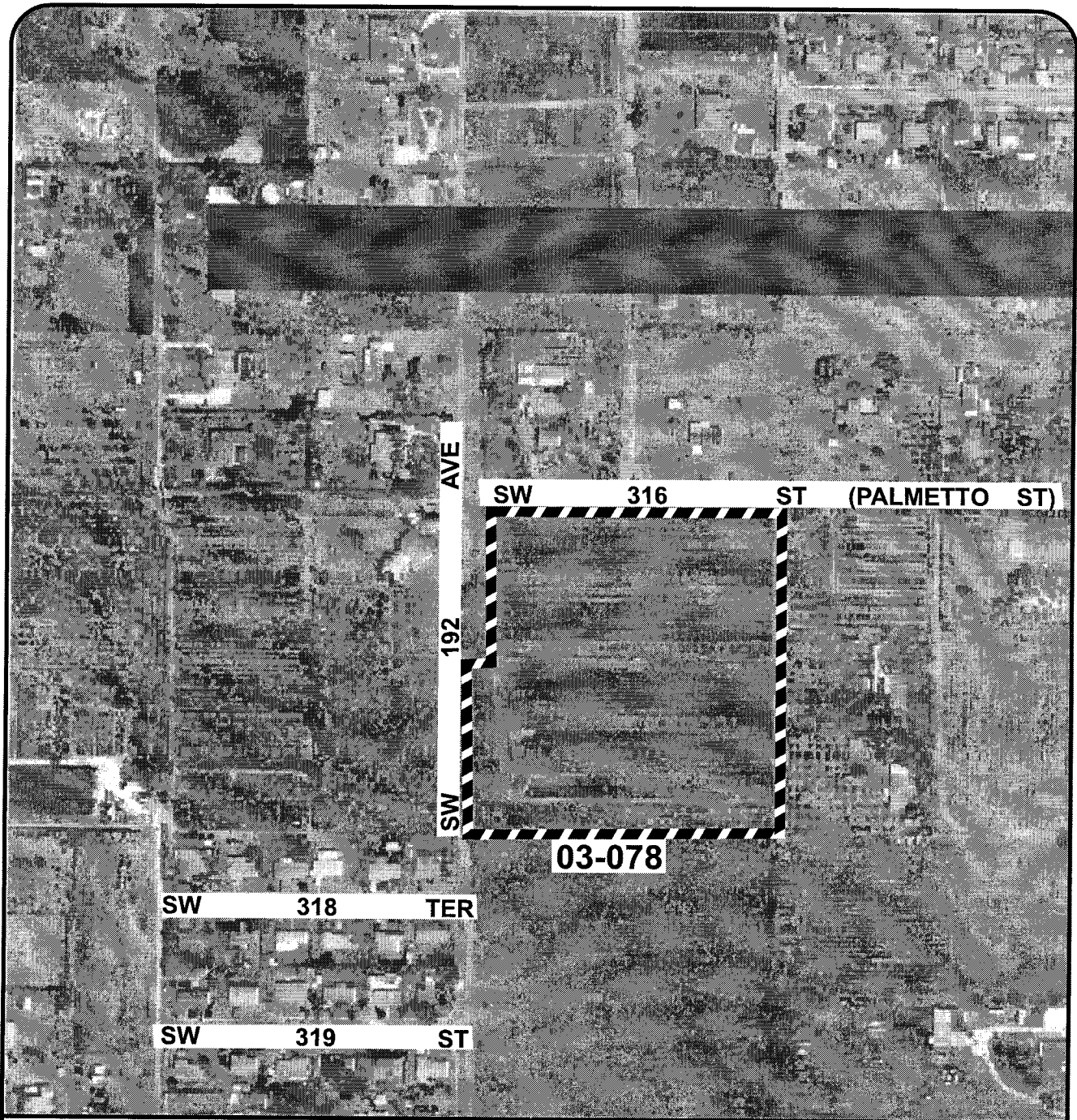
MIAMI-DADE COUNTY HEARING MAP

Section: 14 Township: 57 Range: 38
 Process Number: 03-078
 Applicant: OSCAR & MARIA VILLEGAS
 District Number: 08
 Zoning Board: C14
 Drafter ID: ALFREDO
 Scale: 1:200'



SUBJECT PROPERTY





MIAMI-DADE COUNTY
AERIAL

Section: 14 Township: 57 Range: 38
Process Number: 03-078
Applicant: OSCAR & MARIA VILLEGAS
District Number: 08
Zoning Board: C14
Drafter ID: ALFREDO
Scale: NTS

S C A L E
0 NTS



SUBJECT PROPERTY



2. OSCAR & MARIA VILLEGAS
(Applicant)

03-7-CZ14-2 (03-78)
Area 14/District 8
Hearing Date: 7/29/03

Property Owner (if different from applicant) Same.

Is there an option to purchase ☒/ lease ☐ the property predicated on the approval of the zoning request? Yes ☒ No ☐

If so, who are the interested parties? ABO Investments, Inc.

Disclosure of interest form attached? Yes ☒ No ☐

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
1976	Oscar & Nubia Villegas	Zone change from AU to EU-M.	BCC	Approved

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO COMMUNITY COUNCIL No. 14**

APPLICANT: Oscar & Maria Villegas

PH: Z03-078 (03-7-CZ14-2)

SECTION: 14-57-38

DATE: July 29, 2003

COMMISSION DISTRICT: 8

ITEM NO.: 2

A. INTRODUCTION

o **REQUEST:**

EU-M to RU-1

o **SUMMARY OF REQUEST:**

The request will allow the applicants to change the zoning on the property from EU-M, Estate Modified District, to RU-1, Single-Family Residential District.

o **LOCATION:**

The southeast corner of theoretical S.W. 192 Avenue & S.W. 316 Street, Miami-Dade County, Florida.

o **SIZE:** 10 acres.

o **IMPACT:**

The approval of the requested zone change will provide additional housing for the community. However, the rezoning will add to the population of the area, will bring more children into the schools, will impact water and sewer services, and will bring additional traffic and noise into the area.

B. ZONING HEARINGS HISTORY:

On April 13, 1976, Resolution No. Z-124-76 approved a zone change from AU, Agricultural District, to EU-M, Estate Modified District for the subject property.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

The Adopted 2005 and 2015 Land Use Plan designates the subject property as being within the Urban Development Boundary for **low density residential**. The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 units per gross acre. This density category is generally characterized by single family housing, e.g., single family detached, cluster, zero lot line and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.

D. NEIGHBORHOOD CHARACTERISTICS:

<u>ZONING</u>	<u>LAND USE PLAN DESIGNATION</u>
<u>Subject Property:</u>	
EU-M; vacant	Residential, low density, 2.5 to 6 dua
<u>Surrounding Properties:</u>	
NORTH: AU; single family residences	Residential, low density, 2.5 to 6 dua
SOUTH: RU-1; vacant	Residential, low density, 2.5 to 6 dua
EAST: AU; single family residences	Residential, low density, 2.5 to 6 dua
WEST: AU; tree nursery	Residential, low density, 2.5 to 6 dua

The subject 10 acre parcel is located south of S.W. 316 Street and east of S.W. 192 Avenue. The neighboring area consists primarily of single family residences, tree farms and vacant land. An older single family subdivision is located to the southwest of the subject site.

E. SITE AND BUILDINGS:

Site Plan Review:	(no site plan was submitted.)
Scale/Utilization of Site:	Acceptable
Location of Buildings:	N/A
Compatibility:	Acceptable
Landscape Treatment:	N/A
Open Space:	N/A
Buffering:	N/A
Access:	Acceptable
Parking Layout/Circulation:	N/A
Visibility/Visual Screening:	N/A
Energy Considerations:	N/A
Roof Installations:	N/A
Service Areas:	N/A
Signage:	N/A
Urban Design:	N/A

F. PERTINENT REQUIREMENTS/STANDARDS:

The Board shall hear and grant or deny applications for **district boundary changes** taking into consideration that same must be consistent with the CDMP, with applicable area or neighborhood studies or plans, and would serve a public benefit. The Board shall take into

consideration if the proposed development will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts, the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development. The Board shall consider if the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation facilities, including mass transit, roads, streets, and highways or other necessary public facilities which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, street or highways.

G. NEIGHBORHOOD SERVICES:

DERM	No objection
Public Works	No objection
Parks	No objection
MDTA	No objection
Fire Rescue	No objection
Police	No objection
Schools	11 students

H. ANALYSIS:

The applicants are seeking to change the zoning on the property from EU-M, Estate Modified District, to RU-1, Single-Family Residential District. RU-1 zoning would permit the applicant to develop this property with 46 single family residences, which would be consistent with the Comprehensive Development Master Plan (CDMP). A site plan has not been submitted in connection with this application.

The Department of Environmental Resources Management (**DERM**) has **no objection** to this application and has indicated that it meets the Level of Service (LOS) standards set forth in the Master Plan. The **Public Works Department** has **no objection** to this application and has indicated in their memorandum that this application meets traffic concurrency criteria for an Initial Development Order. Said application will generate 53 PM daily peak hour vehicle trips and that the traffic distribution of these trips to adjacent roadways will not exceed acceptable levels of service, which are "A" and "B". **Miami-Dade County Public Schools** has no objection to the application and has indicated to staff that they have been working with the applicant in order to mitigate the impacts of the proposed development.


This application would permit the applicants to provide additional housing for the community. The Master Plan, which designates this site for Low Density residential use, permits a maximum density of 6 units per gross acre which results in the maximum development of 60 residential units on this site. The proposed RU-1 zoning will allow the applicants to develop this site with 46 single family units at a density of 4.6 units per acre. As such, the proposed RU-1 zoning would be consistent with the Master Plan. The abutting parcel to the south is zoned RU-1, as is the tract to the southwest, which is

developed with single family residences. Rezoning the subject parcel to RU-1 will be compatible with the aforementioned RU-1 zoned abutting lands to the south and southwest. Changing the zoning of the subject property to RU-1 will be **consistent** with the CDMP and **compatible** with the zoning pattern of the neighboring area. However without considering a site plan in conjunction with this application, staff cannot ensure connectivity and compatibility with the adjacent residential developments. As such, staff recommends denial without prejudice or deferral of this application in order for the applicant to ensure that the proposed development will be congruous with the surrounding developments.

I. **RECOMMENDATION:** Denial without prejudice or deferral.

J. **CONDITIONS:** None.

DATE INSPECTED: 07/02/03
DATE TYPED: 07/02/03
DATE REVISED:
DATE FINALIZED: 07/23/03
DO'QW:AJT:MTF:REM:DBM


Diane O'Quinn Williams, Director
Miami-Dade County Department of
Planning and Zoning



MEMORANDUM



TO: Diane O' Quinn-Williams, Director
Department of Planning and Zoning

DATE: April 3, 2003

SUBJECT: C-14 #Z2003000078-Revised
Oscar & Maria Villegas
SE corner of SW 192nd Avenue and
SW 316th Street
DBC from EU-M to RU-1
(EU-M) (10 Ac.)
11-57S-38E

RECEIVED
APR 10 2003

MIAMI-DADE COUNTY
PLANNING DEPARTMENT
PLANNING OFFICE

FROM: Alyce M. Robertson, Assistant Director
Environmental Resources Management

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of the Miami-Dade County, Florida. Accordingly, DERM may approve the application and it may be scheduled for public hearing. DERM has also evaluated the request insofar as the general environmental impact that may derive from it, and based upon the available information offers no objection to its approval.

Potable Water Supply and Wastewater Disposal:

The closest public water main are a 2-inch water main, located approximately 590 feet from the site. The closest public sanitary sewer is an 8-inch gravity sewer main, located approximately 2,015 feet east of the site. Based on the proposed request, the subject property is within a feasible distance for connection to the public water supply and public sanitary sewer systems; therefore, DERM shall require connection to public water and to public sanitary sewers in accordance with Code requirements. Furthermore, the requested zoning classification permits development at densities that may only be approved on property served by public water and public sanitary sewers. Accordingly, any DERM approvals for additional development orders for the subject property will be contingent upon compliance with these requirements.

Existing public water and public sanitary sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction of the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Notwithstanding the foregoing, in light of the fact that the County's sanitary sewer system has limited sewer collection/transmission and treatment capacity, no new sewer service connections can be permitted until adequate capacity becomes available. Consequently, final development orders for this site may not be granted unless adequate capacity in the sanitary sewer collection/transmission and treatment system is available at the point in time when the project will be contributing sewage to the system or if approval for alternative means of sewage disposal can be obtained. Use of an alternative means of sewage disposal shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management & Disposal:

The subject property is adjacent to a planned extension of the C-113 Canal. Accordingly, DERM approval of any additional development orders for the subject property will be contingent upon compliance with any required canal boundary determination or right-of-way dedication.

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5-year storm event. Pollution Control devices shall be required at all drainage inlet structures.

A Standard General Environmental Resource Permit from DERM shall be required for the construction and operation of the required surface water management system. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County. Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

Tree Preservation:

Section 24-60 of the Code requires the preservation of tree resources. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements.

Wetlands:

The subject site is not located in jurisdictional wetlands as defined in Chapter 24-3 and 24-58 of the Code; therefore, a Class IV Permit for work in wetlands will not be required by DERM.

Notwithstanding the above, permits from the Army Corps of Engineers (USACOE), the State of Florida Department of Environmental Protection (FDEP) and the South Florida Water Management District (SFWMD) may be required for the proposed project. The applicant is advised to contact these agencies concerning their permit procedures and requirements.

Concurrency Review Summary:

The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code. Additionally, DERM has also evaluated the application so as to determine its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

cc: Ruth Ellis-Myers, Zoning Evaluation-P&Z
Lynne Talleda, Zoning Hearings-P&Z
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: Oscar & Maria Villegas

This Department has no objections to this application.

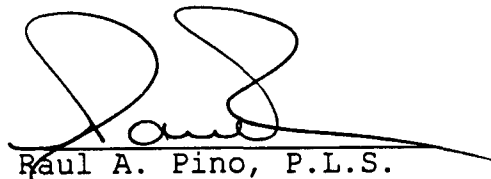
This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements will be accomplished thru the recording of a plat.

This application **does** meet the traffic concurrency(*) criteria for an Initial Development Order. It will generate **53 PM** daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveal that the addition of these new trips **does not** exceed the acceptable level of service of the following roadways:

Sta. #		LOS present	LOS w/project
F-545	S. Dixie Hwy. n/o SW 308 St.	A	A
9950	SW 320 St. e/o US-1	B	B
F-518	SW 177 Ave. n/o US-1	B	B

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.

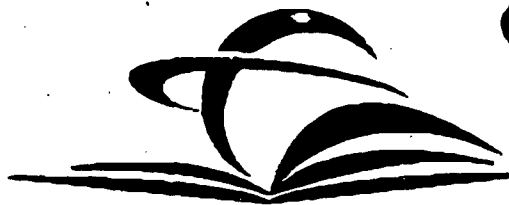
(*)Traffic concurrency is based on the density of the property with its proposed use where the number of peak hour vehicle trips may fluctuate.



Raul A. Pino, P.L.S.

JUL. 10 2003

Date



Miami-Dade County Public Schools

giving our students the world

Ana Rijo-Conde, Interim Assistant Superintendent
Facilities Operations, Maintenance and Planning

Miami-Dade County School Board

Dr. Michael M. Krop, Chair
Dr. Robert B. Ingram, Vice Chair
Agustin J. Barrera
Frank J. Bolaños
Frank J. Cobo
Perla Tabares Hantman
Betsy H. Kaplan
Dr. Marta Pérez
Dr. Solomon C. Stinson

July 10, 2003

Ms. Ruth Ellis Myers, Acting Supervisor
Miami-Dade County
Department of Planning and Zoning
Zoning Evaluation Section
111 NW 1 Street, Suite 1110
Miami, Florida 33128

**Superintendent
of Schools**
Merrett R. Stierheim

Re: Oscar & Marla Villegas - Application No. 03-078 (CC14)
Southeast corner of SW 192 Avenue and SW 316 Street

Dear Ms. Myers:

Pursuant to the state-mandated and School Board approved Interlocal Agreement, local government, the development community and the School Board are to collaborate on the options to address the impact of proposed residential development on public schools where the proposed development would result in an increase in the schools' FISH % utilization (permanent and relocatable), in excess of 115%. This figure is to be considered only as a review threshold and shall not be construed to obligate the governing agency to deny a development.

Attached please find the School District's (District) review analysis of potential impact generated by the above referenced application. Please note that two of the impacted school facilities meet the referenced review threshold. The proposed residential development will impact Homestead Middle School and South Dade Senior High School currently operating at 129% and 131% of FISH % utilization, respectively. As such, it is our recommendation that dialogue between the District and the applicant take place as it relates specifically to public schools in the affected area that meet the review threshold. The District will keep the County apprized if such dialogue takes place with the applicant.

Please note that high school relief (S/S "HHH") is being constructed at 18180 SW 122 Ave.; the anticipated completion date for same is August 2003. However, although it is possible that this school may serve all or a portion of this general area, the facility is a modified school of choice with no attendance boundaries. As such, assurances cannot be provided by the District that the proposed school will help to alleviate the impacts of the proposed development.

Ms. Ruth Ellis Myers
July 7, 2003
Page Two

Also, attached is a list of approved Charter School Facilities countywide, which may provide relief to the area of impact, as well as a report depicting previously approved applications in the area.

Additionally, pursuant to Miami-Dade County's Educational Facilities Impact Fee Ordinance the proposed development, if approved, will be required to pay educational facilities impact fees (impact fees) based on the following formula:

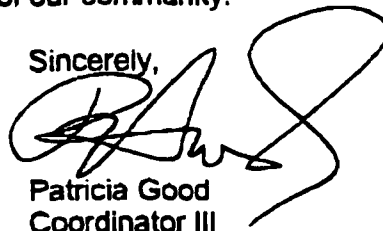
$$\text{New residential unit square footage} \times .90 (\text{Square Footage Fee}) + \$600.00 (\text{Base Fee}) + 2\% \text{ administrative fee} = \text{Educational Facilities Impact fee}$$

As an example, assuming the proposed unit is 2,000 square feet, the 46-unit development is estimated to generate approximately \$112,608 (\$2,448 per unit) in impact fees. This figure may vary since the impact fees assessed are based on the actual square footage of each dwelling unit.

In accordance with the Agreement, this letter and attached information should not be construed as commentary on the merits of the pending zoning application. Rather it is an attempt to provide relevant information to the Community Council on public schools that will likely serve the proposed development and meet the referenced threshold.

As always, thank you for your consideration and continued partnership in our mutual goal to enhance the quality of life for the residents of our community.

Sincerely,



Patricia Good
Coordinator III

PG:am
L-1489
Attachment

cc: Ms. Ana Rijo-Conde
Mr. Fernando Albuerne
Mr. Michael A. Levine
Mr. Ivan M. Rodriguez
Ms. Vivian Villaamil
Mr. Javier Vasquez

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION: No. 03-078, Oscar and Maria Villegas (CC14)

REQUEST: Zoning change from EU-M to RU-1

ACRES: 10 acres

LOCATION: Southeast corner of SW 192 Avenue and SW 316 Street

NUMBER OF UNITS: 17 additional units (29 currently permitted under existing zoning application)

ESTIMATED STUDENT POPULATION: 11 students*

ELEMENTARY: 5

MIDDLE: 3

SENIOR: 3

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: West Homestead Elementary - 1550 SW 6 St.

MIDDLE: Homestead Middle - 650 NW 2 Ave.

SENIOR HIGH: South Dade Senior - 28401 SW 167 Ave.

* Based on Census 2000 information provided by the Miami-Dade County Department of Planning and Zoning.

The following population and facility capacity data are as reported by the Office of Information Technology, as of October, 2002:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE
West Homestead Elem.	859/ 864*	967	89%/ 89%*	68	83%/ 83%*
Homestead Middle	1385/ 1388*	1029	135%/ 135%*	45	129%/ 129%*
South Dade Sr.	2824/ 2827*	1871	151%/ 151%*	283	131%/ 131%*

* includes proposed development

Pursuant to the Interlocal Agreement, please note that the elementary school does not meet the review threshold.

ADDITIONAL SCHOOL INFORMATION: The following information was provided by school site personnel or other data sources in October 2002:

West Homestead Elementary:

Access to computers:

In each classroom, in special computer labs and media center

Capital Improvements in the past school year:

None

Recognition for Academic Achievement:

None

Special Programs:

Before/After-school Care and
Enrichment Classes

Lunch schedule:

Begins at 10:30 a.m.

Non-instructional space utilized for instructional purposes:

None

Teachers required to float/travel:

None

Homestead Middle:

Access to computers:

In each classroom, in special computer labs and in the Media Center

Capital Improvements in the past school year:

Classrooms and Media Center

Recognition for Academic Achievement:

FL Schools Recognition Award

Special Programs:

Magnet Programs, Vocational and Enrichment Classes and FIU GEAR-Up Program

Lunch schedule:

Begins at 10:17 a.m.

Non-instructional space utilized for instructional purposes:

None

Teachers required to float/travel:

None

South Dade Senior High:

Access to computers:

In each classroom, in special computer labs and in the Media Center

Capital Improvements In the past school year:

Media Center

Recognition for Academic Achievement:

FL School Recognition Program

Special Programs:

Vocational Classes

Lunch schedule:

Begins at 11:00 a.m.

Non-instructional space utilized for instructional purposes:

Storage Room, Math Office, Little Theater, Teacher's Lounge, Wrestling Room and Science Office

Teachers required to float/travel:

Spanish, History, Science, Social Studies Math, Business, English, Economics and Electives

PLANNED RELIEF SCHOOLS IN THE AREA (Information as of June 2003):

<u>School</u>	<u>Status</u>	<u>Projected Occupancy Date</u>
*State School "HHH" at Robert Morgan Vocational Tech. 18180 SW 122 Avenue Miami, FL 33177	Construction	August/2003

*Note: The attendance boundaries for S/S "HHH" have not been established

OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to \$5,833 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$64,163.

CAPITAL COSTS: Based on the State's June-2003 student station cost factors*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	5 x	\$ 13,221	=	\$ 66,105
MIDDLE	3 x	\$ 15,159	=	\$ 45,477
SENIOR	3 x	\$ 20,060	=	\$ 60,180

Total Potential Capital Cost	\$ 171,762
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* Based on Information provided by the Florida Department of Education, Office of Educational Facilities Budgeting. Cost per student station does not include land cost.

PROPOSED APPROVED DEVELOPMENT REPORT
CC14 AND CC15 (JANUARY '01-MARCH '03)

1	ALEJANDRO ZAMPIER #02-076	S of SW 280 St and W of SW 134 Ave.	20 Units/ 13 Students	NARANJA ELEM-1 REDLAND MID-3 SOUTH DADE SR-3	CC15 6/04/02	APPROVED
2	CARMEL INVESTMENT & DEVELOPMENT INC. #01-437	NEC OF SW 160 Ave. and Theor. SW 302 St.	6 Units/ 4 Students	PESKOE ELEM-2 CAMPBELL DRIVE MID-1 HOMESTEAD SR-1	CC15 4/23/02	APPROVED
3	CLINTON ASSOCIATES, LTD. #02-035	NWC of SW 122 Ave. and SW 258 St.	58 Units/ 38 Students	NARANJA ELEM-21 REDLAND MID-6 HOMESTEAD SR-8	CC15 8/04/02	APPROVED
4	ERIC AND NICOLE LEE BERRIOS #01-376	SWC of SW 184 St. and SW 78 St.	1 Unit/ 0 Students	WHISPERING PINES ELEM CUTLER RIDGE MID GOUTHBRIDGE SR	CC15 1/28/02	APPROVED
5	FREDERICK T. PETERS MARITAL TRUST #01-219	N of SW 208 St and Brown SW 87 Ave. and SW 92 Ave.	160 Units/ 82 Students	WHIGHAM ELEM-44 CENTENNIAL MID-30 SOUTHBRIDGE SR-18	CC15 8/04/02	APPROVED
6	JSM HOLDING CORP. INC AND ROYAL GROUP INVESTMENT #01-264	S of SW 268 St and SW 140 Ave.	24 Units/ 11 Students	CHAPMAN ELEM-8 REDLAND MID-3 HOMESTEAD SR-2	CC15 2/12/02	APPROVED
7	LEWIS PETERS AND FERGUSON PETERS, TRUSTEE #01-088	NEC of SW 248 St. and SW 112 Ave.	328 Units/ 168 Students	NARANJA ELEM-91 CENTENNIAL MID-40 HOMESTEAD SR-37	CC15 11/13/01	APPROVED
8	SODA PROPERTIES, LLC. #01-348	Brown SW 87 Ave. and SW 92 Ave. and N of SW 208 St.	232 Units/ 82 Students	WHIGHAM ELEM-44 CENTENNIAL MID-30 SOUTHBRIDGE SR-18	CC15 8/04/02	APPROVED
9	ROBERT BOREK ET AL #00-398	S of SW 248 St Brown SW 117 and 122 Ave.	342 Units/ 214 Students	PINE VILLA ELEM-116 REDLAND MID-51 HOMESTEAD SR-47	CC15 3/01/01	APPROVED \$128,400 C/A
10	HUGO G. MORALES, TRUSTEE #01-203	E of USA-1, S of SW 252 St. and W of SW 137 Ave.	380 Units/ 144 Students	NARANJA ELEM-78 REDLAND MID-34 SOUTH DADE SR-32	CC15 3/26/02	APPROVED
11	ROBERT BOREK ET AL #01-333	E and W of SW 117 Ave. on the N side of 248 St.	248 Units/ 130 Students	PINE VILLA ELEM-70 REDLAND MID-31 HOMESTEAD SR-29	CC15 10/03/02	APPROVED
12	RALPH FEUERRINO, ET AL #02-100	NEC of SW 232 St. and SW 110 Ave.	208 Units/ 119 Students	PINE VILLA ELEM-64 CENTENNIAL MID-29 SOUTHBRIDGE SR-28	CC15 10/03/02	APPROVED
13	AIRBASE LANDINGS, LTD. #02-030	S of SW 268 St and E of SW 122 Ave.	45 Units/ 20 Students	CHAPMAN ELEM-11 CENTENNIAL MID-5 HOMESTEAD SR-4	CC15 11/07/02	APPROVED
14	HABITAT FOR HUMANITY OF GREATER MIAMI, INC. #00-188	15375 SW 286 St.	10 Units/ 7 Students	LEISURE CITY ELEM-4/2 SOUTH DADE SR-1	CC15 11/12/02	APPROVED
15	DIAZ LANDSCAPING & NURSERY, INC. #02-182	E of SW 112 Ave. and S of SW 240 St.	476 Units/ 254 Students	PINE VILLA ELEM-137 CENTENNIAL MID-61 HOMESTEAD SR-58	CC15 12/11/02	APPROVED

PREVIOUSLY APPROVED DEVELOPMENT REPORT
CC14 AND CC15 (JANUARY '01-MARCH '03)

16	ALLAPATTAN NURSERY, LTD #02-165 #02-228	E of SW 112 Ave. and N of SW 240 St	477 Units/ 255 Students	PINE VILLA ELEM-138 CENTENNIAL MID-81 HOMESTEAD SR-58	CC15 12/11/02	APPROVED
17	CHARLES AND JO ELLEN CHAMBERS #02-178	NEC of SW 139 Ave. and SW 250 St	78 Units/ 50 Students	NARANJA ELEM-27 REDLAND MID-12 SOUTH DADE SR-11	CC15 12/11/02	APPROVED
18	CW2, LTD. #02-184	E of SW 139 Ave. and S of SW 280 St	32 Units/ 21 Students	NARANJA ELEM-11 REDLAND MID-5 SOUTH DADE SR-5	CC15 12/11/02	APPROVED
19	LLOYD AND JOHNNIE CASH #02-230	SWC of SW 137 Ave. and SW 258 St	38 Units/ 30 Students	NARANJA ELEM-16 REDLAND MID-7 SOUTH DADE SR-7	CC15 1/20/03	APPROVED
20	PRINCETON SELF STORAGE, INC. #01-181	E of US-1, S to Canal, betwn SW 244 St and SW 248 St	180 Units/ 50 Students	MIAMI HEIGHTS ELEM-32 REDLAND MID-14 SOUTH DADE SR-13	CC15 9/04/01	DENIED
21	TOPA INVESTMENTS, LLC #01-181	19200 SW 102 Ave.	58 Units/ 19 Students	BEL-AIRE ELEM-10 CUTLER RIDGE MID-5 SOUTHDADE SR-4	CC15 9/04/01	DENIED
22	HENRY C. MORAT, TRUSTEE #02-280	SEC of SW 132 Ave and SW 284 St	120 Units/ 101 Students	CHAPMAN ELEM-66 CENTENNIAL MID-24 HOMESTEAD SR-22	CC15 2/27/03	DENIED

Note: There are nine applications that are pending which would generate 581 students.

PREVIOUSLY APPROVED DEVELOPMENT REPORT
CC14 AND CC15 (JANUARY '01-MARCH '03)

AVOCADO ELEM	837	7	944	591	0	160%
CARIBBEAN ELEM	944	56	1002	827	24	105%
CHAPMAN, W.A. ELEM	883	17	900	809	64	103%
LEISURE CITY ELEM/MID	1841	4	1845	999	45	177%
MIAMI HEIGHTS ELEM	1297	17	1314	836	160	132%
NARANJA ELEM	850	251	1101	561	166	153%
PESKOE, IRVING & BEATRICE ELEM	1151	2	1153	840	0	137%
PINE VILLA ELEM	711	525	1236	561	210	100%
REDLAND ELEM	1072	49	1121	829	0	135%
REDONDO ELEM	736	2	738	581		0%
SOUTH MIAMI HEIGHTS ELEM	621	110	931	828	71	104%
WHIGHAM, DR. EDWARD L. ELEM	1009	88	1097	911	0	120%
CAMPBELL DRIVE MID	1369	1	1300	1373	0	99%
CENTENNIAL MID	1203	236	1439	913	114	140%
CUTLER RIDGE MID	1459	0	1459	990	131	130%
LEISURE CITY ELEM/MID	1641	2	1643	999	45	177%
HOMESTEAD MID	1385	4	1389	1029	45	129%
MAYS MID	1085	81	1176	1023	45	110%
REDLAND MID	1763	178	1941	1144	25	100%
HOMESTEAD SR	3315	241	3556	2569	0	138%
MIAMI SOUTHRIDGE SR	4184	129	4313	2372	309	161%
SOUTH DADE SR	2824	87	2911	1671	263	135%

TOTAL	22580	2089	24788	23641	1727	137%
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**PREVIOUSLY APPROVED DEVELOPMENT REPORT
CC14 AND CC15 (JANUARY '01-MARCH '03)**

1	EFRAIN AROUELLES #00-323	NEC of SW 300 St. and SW 174 Ave.	8 Units/ 5 Students	AVOCADO ELEM-3 HOMESTEAD MID-1 SOUTH DADE SR-1	CC14 2/21/01	APPROVED
2	PATRICIA & JORGE PALENZUELA & CANDAD ZAMORA #01-406	W of SW 167 Ave. and SW 264 St.	11 Units/ 7 Students	AVOCADO ELEM-4 HOMESTEAD MID-2 SOUTH DADE SR-1	CC14 3/08/02	APPROVED
3	CAULEY PALISADE CORP. #02-162	NWC of SW 216 St. and SW 124 Ave.	7 Units/ 4 Students	CARIBBEAN ELEM-2 MAYS MID-1 SOUTHRIDGE SR-1	CC14 9/25/02	APPROVED
4	PERRY KAYE, TRUSTEE #00-445	Between SW 128 Ave. and SW 132 Ave. and between SW 211 St. and SW 216 St.	80 Units/ 53 Students	CARIBBEAN ELEM-29 MAYS MID-12 SOUTHRIDGE SR-12	CC14 5/30/01 10/11/01	APPROVED
5	CAULEY PALISADE CORP. #01-342	22010 SW 124 Ave.	18 Units/ 11 Students	CARIBBEAN ELEM-8 MAYS MID-3 SOUTHRIDGE SR-2	CC14 10/10/01	APPROVED
6	OPEN BIBLE BAPTIST CHURCH TO FORTY-FIRST HOLDINGS, LLC 01-134	W of SW 137 Ave. and N of SW 173 Terr.	84 Units/ 32 Students	MIAMI HEIGHTS ELEM-17 REDLAND MID-8 SOUTH DADE SR-7	CC14 12/18/01	APPROVED
7	VICTOR F. SEWAS, JR. #09-300	N of SW 184 St. and SW 142 Ave.	17 Units/ 9 Students	REDLAND ELEM-6 REDLAND MID-2 SOUTH DADE SR-2	CC14 4/25/01	APPROVED
8	CROSS ET AL #01-216	SW 130 Ave. and between SW 192 St. and SW 220 St.	167 Units/ 94 Students	S. MIAMI HTS. ELEM-61 MAYS MID-23 SOUTHRIDGE SR-20	CC14 11/20/01	APPROVED
9	MANOROVE DEVELOPMENT OF MIAMI, INC. #09-101	SWC of SW 184 St. and SW 127 Ave.	24 Units/ 14 Students	S. MIAMI HTS. ELEM-6 MAYS MID-3 SOUTHRIDGE SR-3	CC14 2/09/01	APPROVED
10	SVK AIRPORT LAND, LLC #02-200	SEC of SW 276 St. and SW 184 Ave.	41 Units/ 24 Students	REDLAND ELEM-13 REDLAND MID-6 SOUTH DADE SR-6	CC14 11/08/02	APPROVED
11	ANNE DELK TRUSTEE #02-170	Between SW 176 and 177 Ave. and N of SW 202 St.	7 Units/ 4 Students	REDONDO ELEM-2 HOMESTEAD MID-1 SOUTH DADE SR-1	CC14 12/17/02	APPROVED
12	STEVE PURDO, ET AL #02-248	S of SW 224 St. between SW 128 and 130 Ave.	64 Units/ 36 Students	CARIBBEAN ELEM-21 MAYS MID-9 SOUTHRIDGE SR-6	CC14 12/17/02	APPROVED
13	H. D. CROSS TRUSTEE ET AL #02-064	Between SW 184 St. to SW 192 St. and W of SW 130 Ave. to SW 134	154 Units/ 95 Students	S. MIAMI HTS. ELEM-51 MAYS MID-23 SOUTHRIDGE SR-21	CC14 1/28/03	APPROVED
14	JOSEPH TAUBMAN, TRUSTEE & DELCO ENTERPRISES #01-401	N of SW 208 St. between SW 133 St. and SW 132 Ave.	31 Units/ 20 Students	REDLAND ELEM-11 MAYS MID-6 SOUTH DADE SR-4	CC14 10/16/02 2/26/03	APPROVED
15	AVOCADO ACRE HOMES DEVELOPMENT CORP. #02-302	SEC of SW 272 St. and SW 167 Ave.	48 Units/ 30 Students	REDLAND ELEM-16 REDLAND MID-7 SOUTH DADE SR-7	CC14 2/25/03	APPROVED
16	BLACK CREEK BUILDERS GROUP, LLC #02-335	SEC of SW 132 Ave. and SW 284 St.	11 Units/ 7 Students	REDLAND ELEM-4 MAYS MID-2 HOMESTEAD SR-1	CC14 2/25/03	APPROVED

Note: There are three applications that are pending which would generate 36 students.

CHARTER SCHOOLS
2002-2003

REV. 8-12-03

20

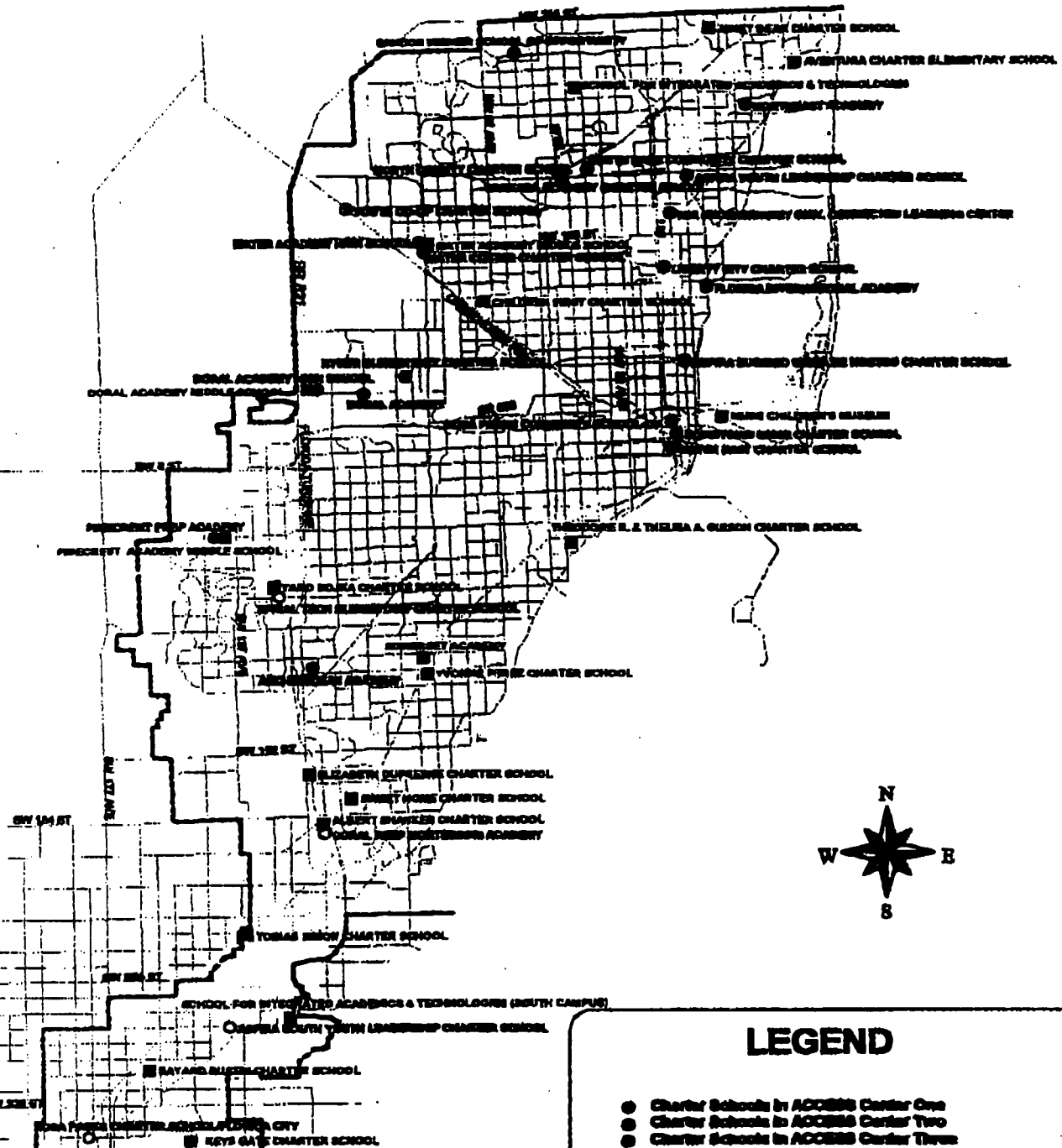
Mail Code	Name and Address Of Charter School	Actual Enrollment (10-04-02)	Projected Enrollment			Grade Levels*	ACCESS Center	Voting District
			2003-2004	2004-2005	Maximum			
7160	Mater Academy High School 7901 NW 103 St. Hialeah Gardens, FL 33016	80	750	1,000	1,000	9-10	I	4
0100	Mater Center Charter School 7700 NW 98 St. Hialeah Gardens, FL 33016	1,099	1,000	1,050	1,150	K-8	I	4
10	North County Charter School 3400 NW 135 St. Miami, FL 33054	293	600	600	600	K-5	I	1
5130	North Dade Community Charter School 13850 NW 26 Ave. Opa-Locka, FL 33054	63	575	600	600	K-5	I	1
5710	Sandor Wiener School of Opportunity 20000 NW 47 Ct. Opa-Locka, FL 33055	6	32	34	72	K-2	I	1
6900	Vankara Academy Charter School 13307-11 Alexandria Dr. Opa-Locka, FL 33054	132	175	225	225	6-8	I	1
6050	Youth Co-Op Charter School 12051 W. Okeechobee Rd. Hialeah Gardens, FL 33016	388	525	525	525	K-8	I	4
6028	ASPIRA Youth Leadership Charter School 13300 Memorial Hwy. North Miami, FL 33161	288	450	450	450	6-9	II	1
0120	Northeast Academy 1750 NE 168 St. N. Miami Beach, FL 33162	416	600	600	600	K-5	II	3
6030	Doral Academy 2450 NW 97 Ave. Miami, FL 33172	1212	2,025	2,025	2,025	K-8	III	5
7020	Doral Academy High School 11100 NW 27 St. Miami, FL 33172	456	1,800	1,800	1,800	9-11	III	5
0400	Ryder Elementary Charter School 8380 NW 33 St. Miami, FL 33122	488	500	500	500	K-5	III	5

Mail Code	Name and Address Of Charter School	Actual Enrollment (10-04-02)	Projected Enrollment			Grade Levels*	ACCESS Center	Voting District
			2003-2004	2004-2005	Maximum			
6070	ASPIRA Eugenio Maria de Hostos Charter School 3650 N. Miami Ave. Miami, FL 33127	174	250	300	350	6-8	IV	2
3800	Downtown Miami Charter School 305 NW 3 Ave. Miami, FL 33128	294	650	650	650	K-8	IV	2
6010	Florida International Academy 7630 Biscayne Blvd. Miami, FL 33138	280	350	350	350	6-8	IV	2
0849	Liberty City Charter School 8700 NW 5 Ave. Miami, FL 33150	257	400	705	705	K-7	IV	2
3100	Mater East Charter School 450 SW 4 St. Miami, FL 33130	269	650	800	800	K-5	IV	6
6040	Miami Shores/Barry University Connected Learning Center 11441 NW 2 Ave. Miami Shores, FL 33168	180	200	200	200	6-8	IV	2
0500	Rosa Parks Community School/Overtown 430 NW 9 St. Miami, FL 33136	42	425	500	500	K-6	IV	2
0510	Archimedean Academy 10870 SW 113 Place Miami, FL 33178	80	225	325	500	K-3	V	7
0600	Pinetree Preparatory Academy 14301 SW 42 St. Miami, FL 33175	548	650	700	700	K-8	V	8
6080	ASPIRA South Youth Leadership Charter School 14112-14114 SW 288 St. Lelaure City, FL 33033	160	230	260	260	6-8	VI	9
0070	Coral Reef Montessori Academy 19000 SW 112 Ave. Miami, FL 33157	221	500	500	500	K-8	VI	9
0300	Rosa Parks Charter School/Florida City 713 West Palm Drive Florida City, FL 33034	149	250	300	600	K-7	VI	9

Name and Address Of Charter School	Projected Enrollment			03-04 Grade Level	Max Grade Level	ACCESS Center
	2003-2004	2004-2005	Maximum			
Somerset Academy 11011 SW 80 Avenue Miami, FL 33158	Deferred to 04-05	650	800	K-5	K-8	V
Pinecrest Academy Middle School 14301 SW 42 Street Miami, FL 33175	650	700	800	6-8	6-8	V
Yvonne Perez Charter School SW 112 Street & US1 Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	V
West Home Charter School 17201 SW 103 Avenue Miami, FL	Deferred to 04-05	775	1,075	Kindergarten	K-8	V
Elizabeth duFrene Charter School SW 117 Ave. & 184 Terrace Miami, FL	Deferred to 04-05	1,000	1,000	K-5	K-5	VI
Yaro Sojka Charter School SW 127 Ave. & 72 Street Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	VI
Albert Shanker Charter School SE corner of Turnpike & Quail Roost Dr., Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	VI
Bayard Rustin Charter School SW 312 St. & 167 Avenue Homestead, FL	Deferred to 04-05	1,800	1,800	K-8	K-8	VI
Abias Simon Charter School 24400 SW 137 Avenue Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	VI
Keys Gate Charter School SW 152 Ave. & SE 24 Street Homestead, FL	1,150	1,150	1,150	K-8	K-8	VI

*Temporary location for the first year – the permanent location will be at SW 180 Street & 107 Ave.

Charter Schools by ACCESS Center



LEGEND

- Charter Schools in ACCESS Center One
- Charter Schools in ACCESS Center Two
- Charter Schools in ACCESS Center Three
- Charter Schools in ACCESS Center Four
- Charter Schools in ACCESS Center Five
- Charter Schools in ACCESS Center Six
- Urban Development Boundary 2004
Annexation
- New Charter Schools approved to open for the
2003-2004 School Year

TEAM METRO SOUTH OFFICE

ENFORCEMENT HISTORY

Oscar & Maria Villegas

APPLICANT

The southeast corner of SW 192
AVE & SW 316 St, Mima-Dade
County, Fl.

ADDRESS

07/29/2003

DATE

03-78

HEARING NUMBER

ENFORCEMENT HISTORY:

No Violations as of July 3, 2003

MIAMI-DADE FIRE RESCUE DEPARTMENT

ZONING COMMENTS

Hearing Number: 03-78

Service Impact: ☒ Yes ☐ No

Plans: ☐ Yes ☒ No

Request: EU-M TO RU-1

Location: SEC SW 192 AVE. & SW 316 ST.

Recommendation: ☒ No objection
☐ No objection with condition(s) *
☐ Denial

Estimated number of alarms generated annually by application: 11

If there is an impact, below is the service availability:

Station District 16 Grid 2611 DUSF 44 Occupancy Type 1

Impact of additional calls on closest station: ☒ Minimal Impact.

☐ Moderate Impact. Planned station(s) will mitigate impact.

Planned Service to Mitigate:

Service

Location

Year to be Completed

☐ None

ACCESS:

Description of Concern(s):

- ☐ Gated entrances must have a minimum 15' width and must provide an elevator lock box containing a switch or lever to activate the gate for fire department use.
- ☐ Access lanes are to be a minimum of 20 feet wide with a vertical clearance of 13 feet 6 inches.
- ☐ Turnabout for fire apparatus shall have a minimum centerline radius of 50 feet. (T or Y turnaround acceptable to the AHJ shall be permitted) (Florida Fire Prevention Code)
- ☒ Fire Engineering & Water Supply Bureau site plan review and approval required.

OTHER CONCERN(S):

Reviewed by: Carlos Heredia

Phone: (786) 331-4544

Date: March 25, 2003
Revised 4/18/02

DISCLOSURE OF INTEREST*

If the property which is the subject of the application is owned or leased by a CORPORATION, list the principal stockholders and the percentage of stock owned by each. [Note: Where the principal officers or stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

CORPORATION NAME:

<u>NAME, ADDRESS AND OFFICE</u>	<u>Percentage of Stock</u>
<hr/>	<hr/>
<hr/>	<hr/>
<hr/>	<hr/>
<hr/>	<hr/>
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If the property which is the subject of the application is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. [Note: Where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

TRUST NAME

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<hr/>	<hr/>
<hr/>	<hr/>
<hr/>	<hr/>
<hr/>	<hr/>
<hr/>	<hr/>
<hr/>	<hr/>

If the property which is the subject of the application is owned or leased by a PARTNERSHIP OR LIMITED PARTNERSHIP, list the principals of the partnership, including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME

<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee or Partnership list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries or partners. [Note: Where the principal officers, stockholders, beneficiaries or partners consist of another corporation, trust, partnership or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

NAME: Abo Investments, Inc.

NAME, ADDRESS AND OFFICE (if applicable)

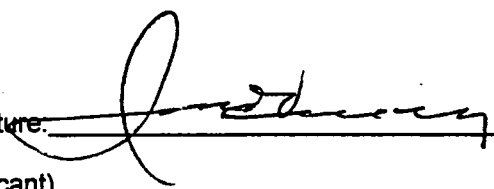
<u>Julian Vazquez</u>	<u>100%</u>
<u>16933 NW 69th Avenue</u>	
<u>Miami, Florida 33015</u>	
_____	_____
_____	_____
_____	_____

Date of contract: 2-11-03

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust.

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

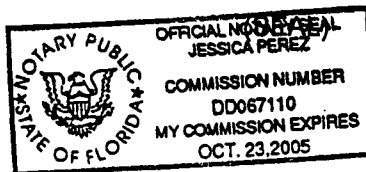
The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: 
(Applicant) _____

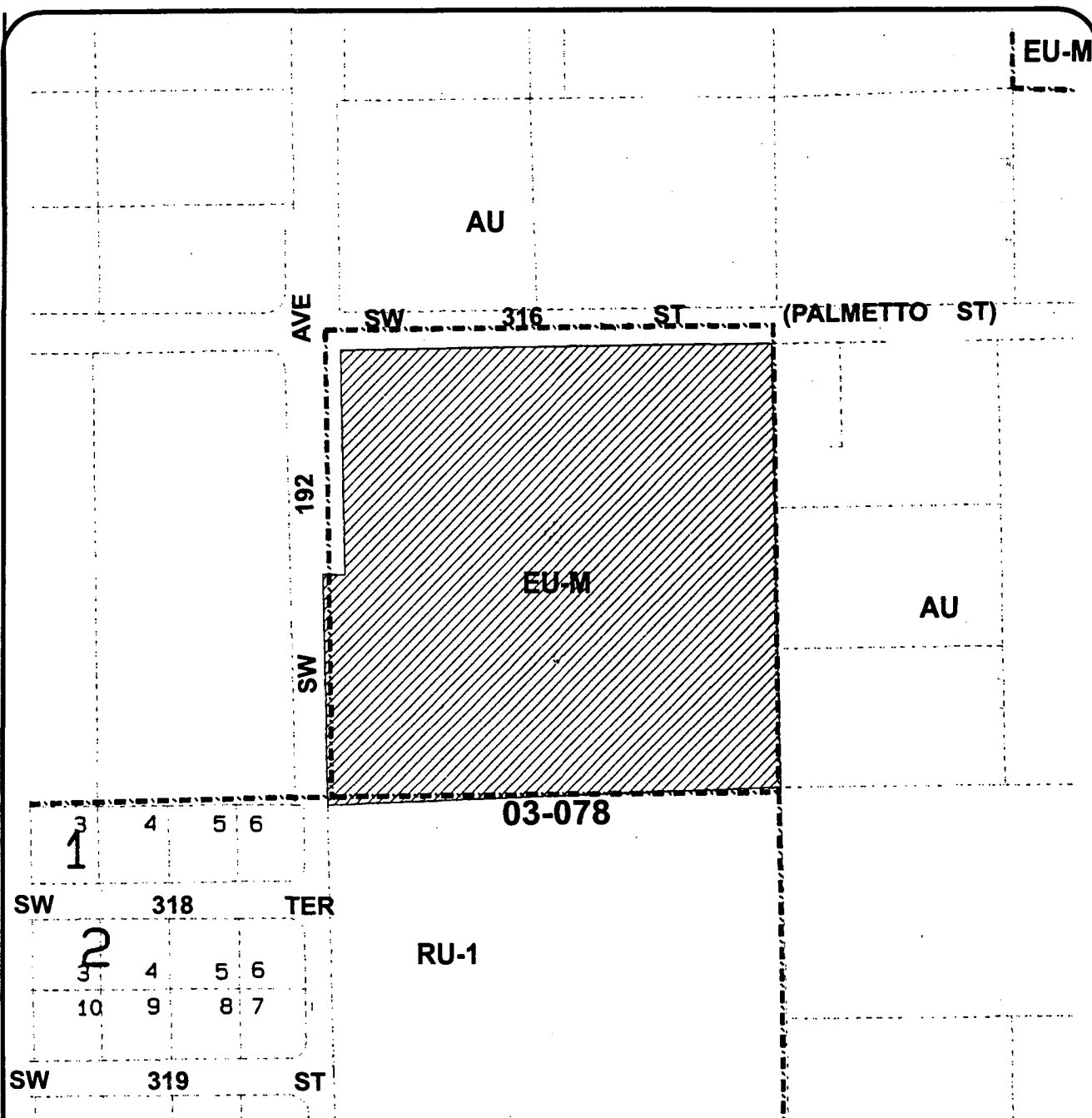
Sworn to and subscribed before me
this 3 day of March, 03

Jessica Perez
Notary Public, State of Florida at Large

My Commission Expires: _____



*Disclosure shall not be required of any entity, the equity interests in which are regularly traded on an established securities market in the United States or other country; or of any entity, the ownership interests of which are held in a limited partnership consisting of more than 5,000 separate interests and where no one person or entity holds more than a total of 5% of the ownership interest in the limited partnership.



**MIAMI-DADE COUNTY
HEARING MAP**

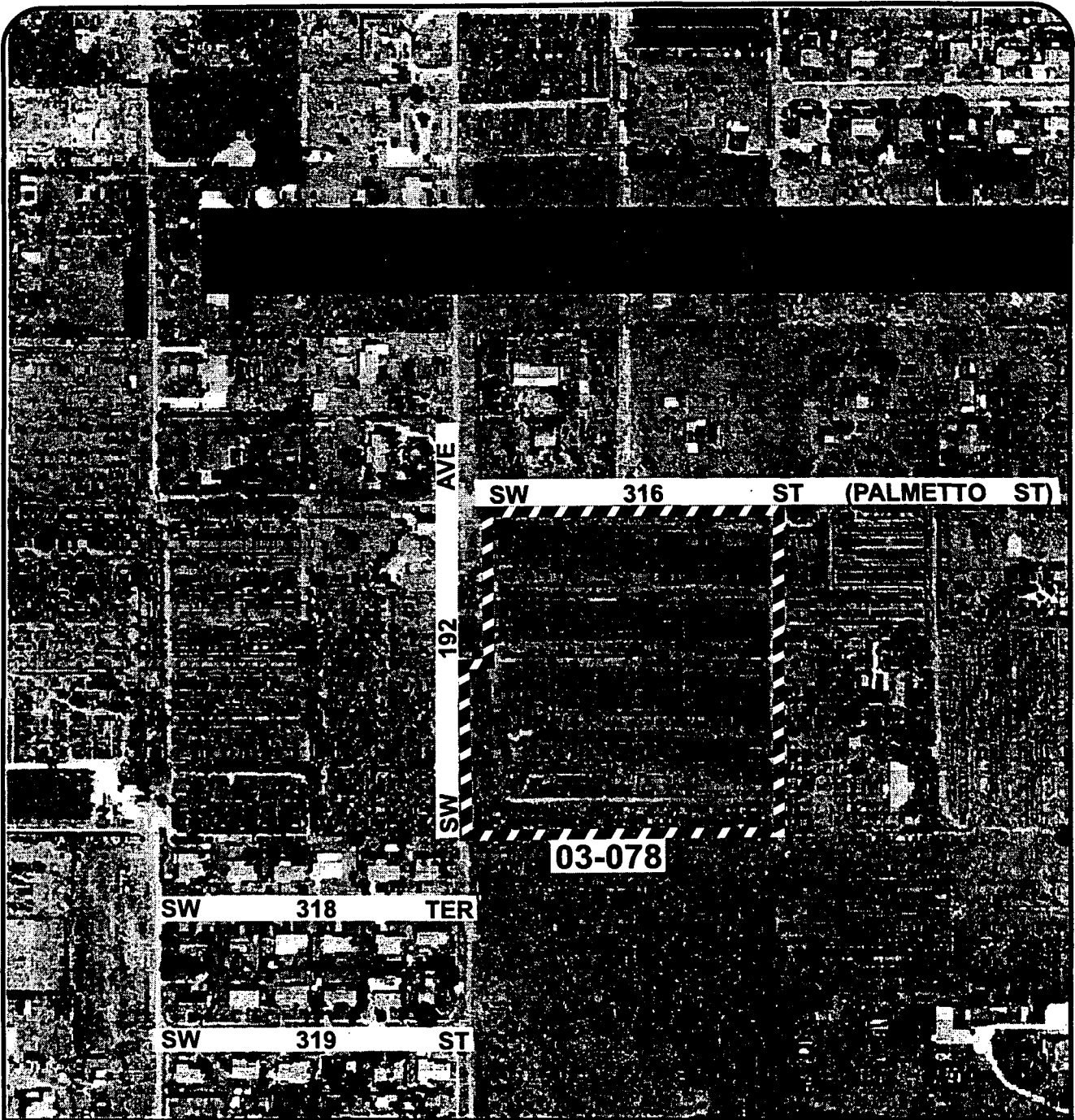
Section: 14 Township: 57 Range: 38
 Process Number: 03-078
 Applicant: OSCAR & MARIA VILLEGAS
 District Number: 08
 Zoning Board: C14
 Drafter ID: ALFREDO
 Scale: 1:200'



SUBJECT PROPERTY



29



MIAMI-DADE COUNTY
AERIAL

Section: 14 Township: 57 Range: 38
Process Number: 03-078
Applicant: OSCAR & MARIA VILLEGAS
District Number: 08
Zoning Board: C14
Drafter ID: ALFREDO
Scale: NTS

S C A L E
0 NTS N

 SUBJECT PROPERTY



MEMORANDUM

03-78

TO: Diane O'Quinn Williams, Director
Department of Planning and Zoning
ATTN: Franklin Gutierrez, Agenda Coordinator

DATE: October 17, 2003

SUBJECT:

Police Statistical Data
for Community Council
Board #14 Zoning
Meeting on
October 28, 2003

FROM:


Carlos Alvarez, Director
Miami-Dade Police Department

The following information is furnished pursuant to your request for various police statistics, i.e., calls-for-service (CFS) data and Part I & II crimes information for uniform and non-uniform police units for six locations. These locations are situated in the police grids listed below. Police grids are approximately one-half-mile by one-half-mile in diameter. Therefore, the information provided for the grids corresponding to the following locations may include information from other locations within the grid.

- Grid 2362 Pasos Del Rio, Inc.; Hearing # 02-324
Location: East of SW 217 Avenue and south of SW 232 Street
- Grid 2611 Emily Development, LLC, F/K/A Oscar & Maria Villegas; Hearing
03-78
Location: The southeast corner of SW 192 Avenue and SW 316
Street
- Grid 2551 ADE Investment Properties, Inc.; Hearing # 03-181
Location: Southeast corner of SW 292 Street and SW 180
Avenue
- Grid 2142 U-Haul Company of Florida, Inc.; Hearing #03-207
Location: The southwest corner of SW 137 Avenue and
theoretical SW 169 Terrace
- Grid 2533 Creative Academy, Inc.; Hearing # 03-218
Location: 16325 SW 288 Street
- Grid 2270 Maria Rivera & Ramon Casanas; Hearing # 03-228
Location: 11833 SW 203 Street

Received by
Zoning Agenda Coordinator

OCT 21 2003

There are six attachments which represent the above six hearings; each has a grid-map cover sheet showing the locations with their respective grids highlighted. Data provided is for Calendar Year 2002 and January through September of 2003, and is inclusive of Unincorporated Miami-Dade County. CFS data and Part I & II crime information were extracted from the Crime Information Warehouse on October 14/15, 2003, and are subject to change due to cases being reconciled based on the most current information. CFS data includes police dispatch signals 13 through 55. Part I crimes include the crime categories of murder/non-negligent manslaughter, forcible sex offenses, robbery, aggravated assault/stalking, burglary, larceny/thefts, motor vehicle

Diane O'Quinn Williams, Director

October 17, 2003

theft, and arson. A summary of the information requested is shown below:

Grid Numbers (Address*)	Hearing Numbers	Total Calls-For-Service		Total Part I & II Crimes	
		2002	2003 (Jan-Sep)	2002	2003 (Jan-Sep)
2362	02-324	58	52	7	5
2611	03-78	208	137	14	10
2551	03-181	91	67	6	10
2142	03-207	818	597	16	19
2533	03-218	348	361	22	20
16325 SW 288 St*		11*	7*		
2270	03-228	1779	1308	147	151
11833 SW 203 St*		2*	1*		

*Note: When hearing sites have an existing, complete address, specific CFS can be attributed to it as reflected above.

Should you require additional information or assistance, please contact Major Charles L. Thompson, Police Services Bureau, at 305-471-3530.

CA/par
Attachments (6)



Miami-Dade Police Department

Summarized Grid Information By Signal

For 2002-01-01 Thru 2002-12-31



Detail Filter: (Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01") and (Dis.Grid in ("2611")) and (Dis.Signal Code in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030', 1, 3))

Miami-Dade Police Department

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
2611	13	SPECIAL INFORMATION/ASSIGNMENT	11
	14	CONDUCT INVESTIGATION	26
	15	MEET AN OFFICER	71
	17	TRAFFIC ACCIDENT	9
	18	HIT AND RUN	1
	19	TRAFFIC STOP	5
	20	TRAFFIC DETAIL	6
	21	LOST OR STOLEN TAG	1
	22	AUTO THEFT	3
	25	BURGLAR ALARM RINGING	11
	26	BURGLARY	9
	27	LARCENY	4
	28	VANDALISM	1
	32	ASSAULT	10
	34	DISTURBANCE	21
	36	MISSING PERSON	1
	37	SUSPICIOUS VEHICLE	2
	38	SUSPICIOUS PERSON	5
	39	PRISONER	1
	41	SICK OR INJURED PERSON	4
	43	BAKER ACT	1
	49	FIRE	2

Miami-Dade Police Department

Summarized Grid Information By Signal

For 2002-01-01 Thru 2002-12-31



Detail Filter: (Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01") and (Dis.Grid in ("2611")) and (Dis.Signal Code in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030', 1, 3))

Miami-Dade Police Department

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
2611.	54	FRAUD	3
Total Signals for Grid 2611 : 208			
Total Reported: 151 Total Not Reported: 57			

Total for All Grids : 208

Miami-Dade Police Department

Summarized Grid Information By Signal

For 2003-01-01 Thru 2003-09-30



Detail Filter: (Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2003-10-01") and (Dis.Grid in ("2611")) and (Dis.Signal Code in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030', 1, 3))

Miami-Dade Police Department

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
2611	13	SPECIAL INFORMATION/ASSIGNMENT	4
	14	CONDUCT INVESTIGATION	21
	15	MEET AN OFFICER	56
	17	TRAFFIC ACCIDENT	1
	20	TRAFFIC DETAIL	5
	21	LOST OR STOLEN TAG	3
	22	AUTO THEFT	1
	25	BURGLAR ALARM RINGING	4
	26	BURGLARY	6
	27	LARCENY	1
	28	VANDALISM	3
	32	ASSAULT	4
	34	DISTURBANCE	14
	37	SUSPICIOUS VEHICLE	4
	38	SUSPICIOUS PERSON	1
	39	PRISONER	3
	41	SICK OR INJURED PERSON	4
	45	DEAD ON ARRIVAL	1
	54	FRAUD	1
Total Signals for Grid 2611 :			137
Total Reported: 101			Total Not Reported: 36

Total for All Grids : 137



Miami-Dade Police Department

MIAMI-DADE POLICE DEPARTMENT
Part I and Part II Crimes w/o AO
For Specific Grids
From 2002-01-01 Thru 2002-12-31
YEAR: 2002

Crime Information Warehouse

Grid(s): 2611

Part I Crimes	Total Crimes
Grid 2611	
130A - AGGRAVATED ASSAULT	1
2200 - BURGLARY	5
230G - SHOPLIFTING ALL OTHERS	3
2400 - MOTOR VEHICLE THEFT	1
Grid 2611 TOTAL	10
Total Part I :	10



Miami-Dade Police Department

MIAMI-DADE POLICE DEPARTMENT
Part I and Part II Crimes w/o AO
For Specific Grids
From 2002-01-01 Thru 2002-12-31
YEAR: 2002

Crime Information Warehouse

Grid(s): 2611

PART II Crimes	Total Crimes
Grid 2611	
130B - SIMPLE ASSAULT	1
260A - FRAUD CON/SWINDLE/FALSE PRET.	1
260B - FRAUD CREDIT CARD/ATM	1
260D - IMPERSONATION	1
Grid 2611 TOTAL	4
Total PART II :	4

Grand Total: 14

Detail Filter: OI.Incident From Date Time >= "2002-01-01" and OI.Incident From Date Time < "2003-01-01" and OI.Offense.Ucr Code in ('090A', '1200', '110A', '110B', '110C', '130A', '130D', '2200', '230A', '230B', '230C', '230D', '230E', '230F', '230G', '2400', '090C', '130B', '130E', '350A', '350B', '5100', '2700', '260A', '260B', '260D', '260E', '260F', '1000', '2000') and OI.Reporting_Agency_Code = '030' and OI.Aoa Agency Code = '000' and OI.Clearance Type Description <> 'UNFOUNDED' and OI.Report Written YN = 'Y' and OI.Grid in ("2611")



Miami-Dade Police Department

MIAMI-DADE POLICE DEPARTMENT

Part I and Part II Crimes w/o AO

For Specific Grids

From 2003-01-01 Thru 2003-09-30

YEAR: 2003

Crime Information Warehouse

Grid(s): 2611

Part I Crimes	Total Crimes
Grid 2611	
2200 - BURGLARY	4
230C - SHOPLIFTING	1
230F - SHOPLIFTING FROM A MOTOR VEHICLE	1
230G - SHOPLIFTING ALL OTHERS	2
Grid 2611 TOTAL	8
Total Part I :	8



Miami-Dade Police Department

MIAMI-DADE POLICE DEPARTMENT
Part I and Part II Crimes w/o AO
For Specific Grids
From 2003-01-01 Thru 2003-09-30
YEAR: 2003

Crime Information Warehouse

Grid(s): 2611

PART II Crimes	Total Crimes
Grid 2611	
130B - SIMPLE ASSAULT	1
260B - FRAUD CREDIT CARD/ATM	1
Grid 2611 TOTAL	2
Total PART II :	2

Grand Total: 10

Detail Filter: Ol.Incident From Date Time >= "2003-01-01" and Ol.Incident From Date Time < "2003-10-01" and Ol.Offense.Ucr Code in ('090A', '1200', '110A', '110B', '110C', '130A', '130D', '2200', '230A', '230B', '230C', '230D', '230E', '230F', '230G', '2400', '090C', '130B', '130E', '350A', '350B', '5100', '2700', '260A', '260B', '260D', '260E', '260F', '1000', '2000') and Ol.Reporting_Agency_Code = '030' and Ol.Aoa Agency Code = '000' and Ol.Clearance Type Description <> 'UNFOUNDED' and Ol.Report Written YN = 'Y' and Ol.Grid in ("2611")



MEMORANDUM

TO: Diane O'Quinn Williams
Director
Department of Planning and Zoning

FROM: *Roosevelt Bradley*
Roosevelt Bradley, Director
Miami Dade Transit

DATE: October 14, 2003

SUBJECT: FY04 Blanket
Concurrency Approval
for Transit

This memo serves as a blanket authorization for your Department to continue to review and approve concurrency applications for mass transit in all areas of Miami-Dade County.

Miami-Dade Transit has been charged with the responsibility of reviewing and approving concurrency applications for mass transit levels of service as stated in County Ordinance 89-66, Administrative Order 4-85, and Section 33-G of the Miami-Dade County Code. Based on the latest socio-economic information provided by your Department's Research Division, and a review of the Metrobus/Metrorail service area, we are able to re-authorize your Department to review and approve concurrency applications since it appears that all areas of Miami-Dade County meet or exceed the level-of-service standards (LOS) for mass transit established in the above referenced County rules and regulations.

This authorization is intended to continue the arrangement between our respective departments, and is effective for the period October 1, 2003 to September 30, 2004, or until canceled by written notice from my office.

If your staff needs further information or assistance with mass transit concurrency matters, they may wish to contact Mario G. Garcia, Chief, System Planning Division, at 375-1193. Your continued cooperation on these important matters is greatly appreciated.

CC: Aurelio Rodriguez, P.E.
Mario G. Garcia

RECEIVED

OCT 21 2003

MIAMI-DADE COUNTY
DIRECTOR'S OFFICE
DEPT. OF PLANNING & ZONING

03 OCT 17 PM 4:17
MIAMI-DADE COUNTY
PLANNING & ZONING

PROCESSED & RECORDED



MEMORANDUM

*Original to Helen Brown
cy to Al Jones*

TO: Diane O'Quinn Williams
Director
Department of Planning and Zoning

DATE: September 12, 2003
SUBJECT: Solid Waste Disposal
Concurrency Determination

FROM: Andrew Wilfork
Director
Department of Solid Waste Management

The Department of Solid Waste Management determines compliance with the County's adopted level-of-service (LOS) standard for solid waste disposal based on the ability of the County Solid Waste Management System (System) to accommodate projected waste flows for concurrency. Only those System facilities that are constructed, under construction, subject to a binding executed contract for construction, or subject to a binding executed contract for the provision of services are included in this determination, in accordance with Chapter 33G of the Miami-Dade County Code, Concurrency Management Program.

The attached spreadsheet presents the projected utilization of the System's remaining disposal capacity over a period of 15 years. The projection is based on the demand generated by those parties (municipalities and private haulers) who have committed their waste flows to the System through interlocal agreements and long term contracts as well as anticipated non-committed waste flows, in accordance with the LOS standard. The analysis shows adequate System capacity to meet the LOS until 2015 or seven (7) years beyond the minimum standard. This determination is contingent upon the continued ability of the County and its disposal service contract providers to obtain and renew disposal facility operating permits from the applicable federal, state and local regulatory agencies. Therefore, please be advised that the current LOS is adequate to permit development orders to be issued. This determination shall remain in effect for a period of three (3) fiscal years (ending September 30, 2006), at which time an updated determination will be issued. If, however, a significant event occurs which substantially alters these projections, the Department will issue an updated determination.

Attachment

cc: Pedro G. Hernandez, P.E., Assistant County Manager
Victoria Garland, Acting Deputy Director, DSWM
Vicente Castro, Assistant Director for Technical Services, DSWM
Paul J. Mauriello, Acting Assistant Director for Disposal Operations, DSWM
Charles W. Parkinson, Jr., Acting Assistant Director for Administration, DSWM

RECEIVED
SEP 16 2003

711-2-1111
711-2-1111

Department of Solid Waste Management (DSWM)
Solid Waste Facility Capacity Analysis
Fiscal Year 2002-2003

Year	Waste Projections (tons)	RESOURCES RECOVERY FACILITY					RTI FACILITY				LANDFILLS			WHEELABRATOR (contract had ended on 12/31/02)	Total
		On-site Gross Tonnage	Unders to South Dade	Shredded Tires to South Dade	Ash to Ashfill	Net Tonnage	RTI Gross Tonnage	North Dade and Medley Landfill	Okeelanta Ash to R.R. Ashfill	Tonnage	SOUTH DADE Garbage	NORTH DADE Trash	WMI Garbage & Trash	Trash	
					[1]	[2]			[3]	[4]	[5]	[6]	[7]	[8]	[1]-[8]
2003 *	1,837,000	936,000	198,000	17,000	119,000	804,000	270,000	54,000	27,000	189,000	410,000	333,000	146,000	8,000	1,836,000
2004 **	1,715,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	178,000	273,500	395,000	100,000	0	1,715,500
2005	1,715,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	178,000	273,500	395,000	100,000	0	1,715,500
2006 ***	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	178,000	263,500	395,000	100,000	0	1,705,500
2007	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	178,000	263,500	395,000	100,000	0	1,705,500
2008	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	178,000	263,500	395,000	100,000	0	1,705,500
2009	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	178,000	263,500	395,000	100,000	0	1,705,500
2010	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	178,000	263,500	395,000	100,000	0	1,705,500
2011	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	178,000	263,500	395,000	100,000	0	1,705,500

RESOURCES RECOVERY	GARBAGE	TRASH	TIRES	TOTAL
* TOTAL @ 1.84M	853,000	69,000	14,000	936,000 (91% Garbage; 9% Trash, includes Tires) 270,000 (RTI)
** TOTAL @ 1.72M	853,000	69,000	14,000	936,000 (91% Garbage; 9% Trash, includes Tires) 270,000 (RTI)
*** TOTAL @ 1.71M	853,000	69,000	14,000	936,000 (91% Garbage; 9% Trash, includes Tires) 270,000 (RTI)

TOTAL WASTE STREAM PERCENTAGES @1.84 MILLIONS TONS

GARBAGE 54.3%	997,000
TRASH 44.4%	816,000
SPECIAL (includes Tires) 1.3%	24,000
TOTAL	1,837,000

REMAINING CAPACITY BY FACILITY AT END OF FISCAL YEAR

Year	Ashfill Capacity *	South Dade Capacity **	North Dade Capacity ***	WMI **** Disposed
Base Capacity	207,000	4,352,000	3,130,000	148,000
2003	61,000	3,942,000	2,797,000	100,000
2004	0	3,668,500	2,402,000	188,000
2005	0	3,395,000	2,007,000	249,000
2006	0	3,131,500	1,612,000	249,000
2007	0	2,868,000	1,217,000	249,000
2008	0	2,804,500	822,000	249,000
2009	0	2,341,000	427,000	249,000
2010	0	2,077,500	32,000	249,000
2011	0	1,702,000	0	500,000
2012	0	1,294,500	0	500,000
2013	0	887,000	0	500,000
2014	0	479,500	0	500,000
2015	0	72,000	0	500,000
2016	0	0	0	
2017	0	0	0	
2018	0	0	0	
Total Remaining Years	0	12	6	

* Ashfill capacity includes cells 17 and 18; cells 19-20 have not been constructed. When cells 17 and 18 are depleted Resources Recovery Plant Ash and Okeelanta Ash go to South Dade Landfill and Medley Landfill (WMI).

** South Dade includes cells 3 and 4; cell 5 has not been constructed. Assumes all unders consumes capacity whether or not it is used as cover.

*** North Dade capacity represents buildout of the facility. When North Dade Landfill capacity is depleted trash goes WMI and South Dade Landfill.

**** Maximum Contractual Tonnage per year to WMI is 500,000 tons; Minimum Contractual Tonnage per year is 100,000 tons. WMI disposal contract ends September 30, 2015. After WMI disposal contract ends tonnage goes to South Dade Landfill.

All capacity figures are derived from the Capacity of Miami-Dade County Landfills report prepared by the Brown and Caldwell, Dated October 2002.



MEMORANDUM

FD-302 (Rev. 11-27-83)

TO: Guillermo E. Olmedillo, Director
Building & Zoning Department

DATE: May 3rd, 1999

SUBJECT: Concurrency
Approval

FROM: Earl L. Carlton, Captain
Fire Engineering & Water Supply Bureau

Subject to compliance with Article XIV a. "Water Supply for Fire Suppression" of the Miami Dade County Code. blanket approval for "Initial Development Orders" for any proposed use is hereby granted until further notice.

A subsequent review to assess compliance with Miami Dade County Fire Flow Standards addressed under the concurrency requirements, as stated in Chapter 163, part 2. Florida Statute, will be necessary during the building permit process.

When zoning use variances are permitted the fire flow standards for the zone permitting the use will be applied.

ELC/ser



MEMORANDUM

TO: Guillermo E. Olmedillo
Director
Department of Planning and Zoning

DATE: September 22, 2000
SUBJECT: Solid Waste Disposal
Concurrency Determination

FROM: Andrew Wilfork
Director
Department of Solid Waste Management

The Department of Solid Waste Management determines compliance with the County's adopted level-of-service (LOS) standard for solid waste disposal based on the ability of the County Solid Waste Management System (System) to accommodate projected waste flows for concurrency. Only those System facilities that are constructed, under construction, subject to a binding executed contract for construction, or subject to a binding executed contract for the provision of services are included in this determination, in accordance with Chapter 33G of the Miami-Dade County Code, Concurrency Management Program.

The attached spreadsheet presents the projected utilization of the System's remaining disposal capacity over a period of nearly 40 years. The projection is based on the demand generated by those parties (municipalities and private haulers) who have committed their waste flows to the System through interlocal agreements and long term contracts as well as anticipated non-committed waste flows, in accordance with the LOS standard. The analysis shows adequate System capacity to meet the LOS until 2011 or nearly five (5) years beyond the minimum standard. This determination is contingent upon the continued ability of the County and its disposal service contract providers to obtain and renew disposal facility operating permits from the applicable federal, state and local regulatory agencies. Therefore, please be advised that the current LOS is adequate to permit development orders to be issued. This determination shall remain in effect for a period of three (3) fiscal years (ending September 30, 2003), at which time an updated determination will be issued. If, however, a significant event occurs which substantially alters these projections, the Department will issue an updated determination.

Attachment

cc: Steve Spratt, Senior Assistant to the County Manager
Jim Bostic, Deputy Director, DSWM
Vicente Castro, Assistant Director for Technical Services, DSWM
Kathie G. Brooks, Assistant Director for Finance and Planning, DSWM
Paul Mauriello, Executive Assistant to the Director, DSWM

Year	Waste Projections (tons)	RESOURCES RECOVERY FACILITY					TRASH-TO-FUEL FACILITY				SOUTH DADE	NORTH DADE	WMI	WTI	Total (1)-(7)
		On-site Gross Tonnage	Unders to South Dade	Shredded Tires to North Dade	Ash to Ashfill (1)	Net Tonnage (2)	RTI Gross Tonnage	Non-processables to North Dade	Processed Residue to South Dade	Net Tonnage (3)	Landfill Garbage (4)	Landfill Trash (5)	Landfill Garbage/Trash (6)	Waste to energy Trash (7)	
2000 *	1,746,000	936,000	152,000	12,000	147,000	625,000	196,000	18,000	22,000	156,000	323,000	272,000	140,000	83,000	1,746,000
2001 **	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	100,000	1,687,000
2002	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	0	1,687,000
2003 ***	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	0	1,687,000
2004	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	0	1,687,000
2005	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	0	1,687,000
2006	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	0	1,687,000
2007	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	0	1,687,000
2008	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	0	1,687,000

RESOURCES	GARBAGE	TRASH	TOTAL
TOTAL @ 1.75M	870,000	66,000	936,000 (93%G/7%T)
		196,000	100,000 (RTI)
TOTAL @ 1.68M	870,000	66,000	936,000 (93%G/7%T)
		270,000	270,000 (RTI)
TOTAL @ 1.68M	870,000	66,000	936,000 (93%G/7%T)
w/ 100,000 to WTI		270,000	270,000 (RTI)
TOTAL WASTE STREAM PERCENTAGES			
@ 1.69 MILLIONS TONS			
GARBAGE 56.4%			952,000
TRASH 41.3%			730,000
SPECIAL 0.3%			5,000
TOTAL			1,687,000

REMAINING CAPACITY BY FACILITY			
Year	Ashfill Capacity *	South Dade Capacity **	North Dade Capacity ***
Base Capacity	3,150,000	9,148,000	3,943,000
2000	3,003,000	8,825,000	3,871,000
2001	2,865,000	8,585,000	3,407,000
2002	2,727,000	8,385,000	3,143,000
2003	2,589,000	8,135,000	2,779,000
2004	2,451,000	7,905,000	2,415,000
2005	2,313,000	7,675,000	2,051,000
2006	2,175,000	7,445,000	1,687,000
2007	2,037,000	7,215,000	1,323,000
2008	1,899,000	6,985,000	959,000
2009	1,761,000	6,755,000	595,000
2010	1,623,000	6,525,000	231,000
2011	1,485,000	6,295,000	0
2012	1,347,000	6,065,000	0
2013	1,209,000	5,835,000	0
2014	1,071,000	5,605,000	0
2015	933,000	5,375,000	0
2016	795,000	5,145,000	0
2017	657,000	4,915,000	0
2018	519,000	4,685,000	0
2019	381,000	4,455,000	0
2020	243,000	4,225,000	0
2021	105,000	3,995,000	0
2022	0	3,732,000	0
2023	0	3,364,000	0
2024	0	2,996,000	0
2025	0	2,628,000	0
2026	0	2,260,000	0
2027	0	1,892,000	0
2028	0	1,524,000	0
2029	0	1,156,000	0
2030	0	788,000	0
2031	0	420,000	0
2032	0	52,000	0
2033	0	-316,000	0
2034	0	-684,000	0
2035	0	-1,052,000	0
2036	0	-1,420,000	0
2037	0	-1,788,000	0
2038	0	-2,156,000	0
2039	0	-2,524,000	0

Total Remaining Years

21

32

10

19

* Ashfill capacity includes cell 17-20, cells 19-20 have not been constructed

** South Dade includes cells 3, 4 and 5, cell 5 has not been constructed. Once ashfill capacity is used up ash goes to South Dade. Assumes all unders consumes capacity whether or not it is used as cover

*** North Dade capacity represents buildout of the facility. When North Dade landfill capacity is depleted trash is exported

As capacity figures are derived from the Capacity of Miami-Dade County Landfills report prepared by the Engineering Division of the Department of Solid Waste Management, Dated October 1999

MEMORANDUM

Helen B.

TO: Dianne O'Quinn-Williams, Director
Department of Planning and Zoning

DATE: September 18, 2003

FROM: Vivian Donnell Rodriguez, Director
Park and Recreation Department

SUBJECT: Concurrency Approval

18 

This memorandum updates the blanket concurrency approval memo of August 6, 2002. There is an adequate level of service within each of the three Park Benefit Districts for all unincorporated areas, as shown on the attached table, and we project that there will be sufficient surplus capacity to maintain an adequate level of service for one additional year. Nevertheless, on a case-by-case basis, this Department will additionally evaluate the capacity of existing parks to support projected residential populations created by new development.

This approval is valid until September 30, 2004. If conditions change prior to that, I will inform Helen Brown, Concurrency Administrator of your department.

Attachment

VDR: WHG:BF:RK

cc: Helen Brown, Metropolitan Planning, DP&Z
W. Howard Gregg, Asst. Director for Planning & Development, PARD
Barbara Falsey, Chief, Planning and Research Division, PARD

2003 PARK LOCAL OPEN SPACE BASED ON BENEFIT DISTRICTS - UNINCORPORATED AREA

PBD	2000 Population	Accrued Population	Total Population	Need @ 2.75 Acres Per 1000 (Acres)	Existing Local Open Space			Total Local Open Space	Surplus (Deficit) Acres	Level of Service
					Park Acres	School field Acres	1/2 Private Acres			
1	476,880	25,585	502,465	1,381.77	1,198.25	702.34	85.32	1,985.91	604.14	1.437
2	563,033	19,245	582,278	1,601.24	1,564.11	508.33	139.79	2,212.23	610.99	1.381
3	141,699	24,607	166,306	457.33	578.93	177.20	6.90	763.03	305.70	1.668
TOT	1,181,612	69,437	1,251,049	3,440.34	3,341.29	1,387.87	232.01	4,961.17	1,520.83	1.495

**MEMORANDUM**

TO: Diane O'Quinn Williams
Director
Department of Planning and Zoning

DATE: September 3, 2002

SUBJECT: FY04 Blanket
Concurrency Approval
for Transit

FROM: Danny Alvarez, Executive Director
Office of Public Transportation Management

This memo serves as a blanket authorization for your Department to continue to review and approve concurrency applications for mass transit in all areas of Miami-Dade County.

Based on the latest socio-economic information provided by your Department's Research Division, and a review of the Metrobus/Metrorail service area, we are able to re-authorize your Department to review and approve concurrency applications since it appears that all areas of Miami-Dade County meet or exceed the level-of-service standards (LOS) for mass transit established in the above referenced County rules and regulations.

However, be aware that the Office of Public Transportation Management (OPTM) has initiated the development process for the North Corridor transit project along NW 27th Avenue from 62 Street to the Broward County Line. I am requesting that any application whose address is on NW 27th Avenue between those two points be flagged for review by OPTM staff.

This authorization is intended to continue the arrangement between our respective departments, and is effective for the period October 1, 2003 to September 30, 2004, or until canceled by written notice from my office.

If your staff needs further information or assistance with mass transit concurrency matters, they may wish to contact Mario G. Garcia, Chief OPTM System Planning Division, at 375-1193. Your continued cooperation on these important matters is greatly appreciated.

cc: Pepe Valdes
Mario G. Garcia

MEMORANDUM

*Original to Helen Brown
to Al Jones*

TO: Diane O'Quinn Williams
Director
Department of Planning and Zoning

DATE: September 12, 2003

SUBJECT: Solid Waste Disposal
Concurrency Determination

FROM: Andrew Wilfork
Director
Department of Solid Waste Management

The Department of Solid Waste Management determines compliance with the County's adopted level-of-service (LOS) standard for solid waste disposal based on the ability of the County Solid Waste Management System (System) to accommodate projected waste flows for concurrency. Only those System facilities that are constructed, under construction, subject to a binding executed contract for construction, or subject to a binding executed contract for the provision of services are included in this determination, in accordance with Chapter 33G of the Miami-Dade County Code, Concurrency Management Program.

The attached spreadsheet presents the projected utilization of the System's remaining disposal capacity over a period of 15 years. The projection is based on the demand generated by those parties (municipalities and private haulers) who have committed their waste flows to the System through interlocal agreements and long term contracts as well as anticipated non-committed waste flows, in accordance with the LOS standard. The analysis shows adequate System capacity to meet the LOS until 2015 or seven (7) years beyond the minimum standard. This determination is contingent upon the continued ability of the County and its disposal service contract providers to obtain and renew disposal facility operating permits from the applicable federal, state and local regulatory agencies. Therefore, please be advised that the current LOS is adequate to permit development orders to be issued. This determination shall remain in effect for a period of three (3) fiscal years (ending September 30, 2006), at which time an updated determination will be issued. If, however, a significant event occurs which substantially alters these projections, the Department will issue an updated determination.

Attachment

cc: Pedro G. Hernandez, P.E., Assistant County Manager
Victoria Garland, Acting Deputy Director, DSWM
Vicente Castro, Assistant Director for Technical Services, DSWM
Paul J. Mauriello, Acting Assistant Director for Disposal Operations, DSWM
Charles W. Parkinson, Jr., Acting Assistant Director for Administration, DSWM

RECEIVED
SEP 18 2003

Department of Solid Waste Management (DSWM)
Solid Waste Facility Capacity Analysis
Fiscal Year 2002-2003

Year	Waste Projections (tons)	RESOURCES RECOVERY FACILITY					RTI FACILITY				LANDFILLS			WHEELABRATOR (contract had ended on 12/31/02)	Total
		On-site Gross Tonnage	Unders to South Dade	Shredded Tires to South Dade	Ash to Ashfill	Net Tonnage	RTI Gross Tonnage	RTI Rejects to North Dade and Medley Landfill	Okeelanta Ash to R.R. Ashfill	Tonnage	SOUTH DADE Garbage	NORTH DADE Trash	WMI Garbage & Trash	Trash	
					[1]	[2]			[3]	[4]	[5]	[6]	[7]	[8]	[1]-[8]
2003 *	1,837,000	936,000	196,000	17,000	119,000	604,000	270,000	54,000	27,000	189,000	410,000	333,000	146,000	8,000	1,836,000
2004 **	1,715,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	178,000	273,500	395,000	100,000	0	1,715,500
2005	1,715,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	178,000	273,500	395,000	100,000	0	1,715,500
2006 ***	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	178,000	263,500	395,000	100,000	0	1,705,500
2007	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	178,000	263,500	395,000	100,000	0	1,705,500
2008	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	178,000	263,500	395,000	100,000	0	1,705,500
2009	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	178,000	263,500	395,000	100,000	0	1,705,500
2010	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	178,000	263,500	395,000	100,000	0	1,705,500
2011	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	178,000	263,500	395,000	100,000	0	1,705,500

RESOURCES RECOVERY		GARBAGE	TRASH	TIRES	TOTAL
* TOTAL @ 1.84M		853,000	69,000	14,000	936,000 (91% Garbage; 9% Trash, includes Tires)
** TOTAL @ 1.72M		853,000	69,000	14,000	936,000 (91% Garbage; 9% Trash, includes Tires)
*** TOTAL @ 1.71M		853,000	69,000	14,000	936,000 (91% Garbage; 9% Trash, includes Tires)

TOTAL WASTE STREAM PERCENTAGES @ 1.84 MILLIONS TONS

GARBAGE 54.3%	997,000
TRASH 44.4%	816,000
SPECIAL (includes Tires) 1.3%	24,000
TOTAL	1,837,000

REMAINING CAPACITY BY FACILITY AT END OF FISCAL YEAR

Year	Ashfill Capacity *	South Dade Capacity **	North Dade Capacity ***	WMI **** Disposed
Base Capacity	207,000	4,352,000	3,130,000	146,000
2003	61,000	3,942,000	2,797,000	100,000
2004	0	3,668,500	2,402,000	188,000
2005	0	3,395,000	2,007,000	249,000
2006	0	3,131,500	1,612,000	249,000
2007	0	2,868,000	1,217,000	249,000
2008	0	2,604,500	822,000	249,000
2009	0	2,341,000	427,000	249,000
2010	0	2,077,500	32,000	249,000
2011	0	1,702,000	0	500,000
2012	0	1,294,500	0	500,000
2013	0	887,000	0	500,000
2014	0	479,500	0	500,000
2015	0	72,000	0	500,000
2016	0	0	0	
2017	0	0	0	
2018	0	0	0	
Total Remaining Years	0	12	6	

* Ashfill capacity includes cells 17 and 18; cells 19-20 have not been constructed. When cells 17 and 18 are depleted Resources Recovery Plant Ash and Okeelanta Ash go to South Dade Landfill and Medley Landfill (WMI).

** South Dade includes cells 3 and 4; cell 5 has not been constructed. Assumes all unders consumes capacity whether or not it is used as cover.

*** North Dade capacity represents buildout of the facility. When North Dade Landfill capacity is depleted trash goes WMI and South Dade Landfill.

**** Maximum Contractual Tonnage per year to WMI is 500,000 tons; Minimum Contractual Tonnage per year is 100,000 tons. WMI disposal contract ends September 30, 2015. After WMI disposal contract ends tonnage goes to South Dade Landfill.

All capacity figures are derived from the Capacity of Miami-Dade County Landfills report prepared by the Brown and Caldwell, Dated October 2002.



MEMORANDUM

07-07-17A MIAMI DADE COUNTY, FLA.

TO: Guillermo E. Olmedillo, Director
Building & Zoning Department

DATE: May 3rd, 1999

SUBJECT: Concurrency
Approval

FROM: Earl L. Carlton, Captain
Fire Engineering & Water Supply Bureau

Subject to compliance with Article XIV a. "Water Supply for Fire Suppression" of the Miami Dade County Code, blanket approval for "Initial Development Orders" for any proposed use is hereby granted until further notice.

A subsequent review to assess compliance with Miami Dade County Fire Flow Standards addressed under the concurrency requirements, as stated in Chapter 163, part 2, Florida Statute, will be necessary during the building permit process.

When zoning use variances are permitted the fire flow standards for the zone permitting the use will be applied.

ELC/ser

107.07-17A METRO-DADE/GSA-MAT MGT

MEMORANDUM

TO: Guillermo E. Olmedillo
Director
Department of Planning and Zoning

FROM: Andrew Wilfork
Director
Department of Solid Waste Management

DATE: September 22, 2000

SUBJECT: Solid Waste Disposal
Concurrency Determination

The Department of Solid Waste Management determines compliance with the County's adopted level-of-service (LOS) standard for solid waste disposal based on the ability of the County Solid Waste Management System (System) to accommodate projected waste flows for concurrency. Only those System facilities that are constructed, under construction, subject to a binding executed contract for construction, or subject to a binding executed contract for the provision of services are included in this determination, in accordance with Chapter 33G of the Miami-Dade County Code, Concurrency Management Program.

The attached spreadsheet presents the projected utilization of the System's remaining disposal capacity over a period of nearly 40 years. The projection is based on the demand generated by those parties (municipalities and private haulers) who have committed their waste flows to the System through interlocal agreements and long term contracts as well as anticipated non-committed waste flows, in accordance with the LOS standard. The analysis shows adequate System capacity to meet the LOS until 2011 or nearly five (5) years beyond the minimum standard. This determination is contingent upon the continued ability of the County and its disposal service contract providers to obtain and renew disposal facility operating permits from the applicable federal, state and local regulatory agencies. Therefore, please be advised that the current LOS is adequate to permit development orders to be issued. This determination shall remain in effect for a period of three (3) fiscal years (ending September 30, 2003), at which time an updated determination will be issued. If, however, a significant event occurs which substantially alters these projections, the Department will issue an updated determination.

Attachment

cc: Steve Spratt, Senior Assistant to the County Manager
Jim Bostic, Deputy Director, DSWM
Vicente Castro, Assistant Director for Technical Services, DSWM
Kathie G. Brooks, Assistant Director for Finance and Planning, DSWM
Paul Mauriello, Executive Assistant to the Director, DSWM

Year	Waste Projections (tons)	RESOURCES RECOVERY FACILITY					TRASH-TO-FUEL FACILITY				SOUTH DADE	NORTH DADE	WMI	WTI	Total (1)-(7)
		On-site Gross Tonnage	Unders to South Dade	Shredded Tires to North Dade	Ash to Ashfill [1]	Net Tonnage [2]	RTI Gross Tonnage	Non-processables to North Dade	Processed Residue to South Dade	Net Tonnage [3]	Landfill Garbage [4]	Landfill Trash [5]	Landfill Garbage/Trash [6]	Waste to energy Trash [7]	
2000 *	1,746,000	936,000	152,000	12,000	147,000	525,000	196,000	18,000	22,000	156,000	323,000	272,000	140,000	83,000	1,746,000
2001 **	1,687,000	936,000	167,000	11,000	138,000	520,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	100,000	1,687,000
2002	1,687,000	936,000	167,000	11,000	138,000	520,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	0	1,687,000
2003 ***	1,687,000	936,000	167,000	11,000	138,000	520,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	0	1,687,000
2004	1,687,000	936,000	167,000	11,000	138,000	520,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	0	1,687,000
2005	1,687,000	936,000	167,000	11,000	138,000	520,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	0	1,687,000
2006	1,687,000	936,000	167,000	11,000	138,000	520,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	0	1,687,000
2007	1,687,000	936,000	167,000	11,000	138,000	520,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	0	1,687,000
2008	1,687,000	936,000	167,000	11,000	138,000	520,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	0	1,687,000

RESOURCES	GARBAGE	TRASH	TOTAL
TOTAL @ 1.75M	870,000	66,000	936,000 (93%G/7%T)
		196,000	196,000 (RTI)
** TOTAL @ 1.68M	870,000	66,000	936,000 (93%G/7%T)
		270,000	270,000 (RTI)
*** TOTAL @ 1.69M	870,000	66,000	936,000 (93%G/7%T)
w/ 100,000 to WTI		270,000	270,000 (RTI)
TOTAL WASTE STREAM PERCENTAGES			
@ 1.69 MILLIONS TONS			
GARBAGE 56.4%			952,000
TRASH 43.3%			730,000
SPECIAL 0.3%			5,000
TOTAL			1,687,000

REMAINING CAPACITY BY FACILITY		Ashfill Capacity **	South Dade Capacity **	North Dade Capacity ***	South Dade (w/o cell 5) (ie less 4.4 m tons)
Year					
Base Capacity		3,150,000	9,148,000	3,943,000	4,748,000
2000		3,003,000	8,825,000	3,671,000	4,425,000
2001		2,865,000	8,595,000	3,407,000	4,195,000
2002		2,727,000	8,365,000	3,143,000	3,965,000
2003		2,589,000	8,135,000	2,779,000	3,735,000
2004		2,451,000	7,905,000	2,415,000	3,505,000
2005		2,313,000	7,675,000	2,051,000	3,275,000
2006		2,175,000	7,445,000	1,687,000	3,045,000
2007		2,037,000	7,215,000	1,323,000	2,815,000
2008		1,899,000	6,985,000	959,000	2,585,000
2009		1,761,000	6,755,000	595,000	2,355,000
2010		1,623,000	6,525,000	231,000	2,125,000
2011		1,485,000	6,295,000	0	1,895,000
2012		1,347,000	6,065,000	0	1,665,000
2013		1,209,000	5,835,000	0	1,435,000
2014		1,071,000	5,605,000	0	1,205,000
2015		933,000	5,375,000	0	975,000
2016		795,000	5,145,000	0	745,000
2017		657,000	4,915,000	0	515,000
2018		519,000	4,685,000	0	285,000
2019		381,000	4,455,000	0	55,000
2020		243,000	4,225,000	0	-175,000
2021		105,000	3,995,000	0	-405,000
2022		0	3,732,000	0	-668,000
2023		0	3,364,000	0	-1,036,000
2024		0	2,996,000	0	-1,404,000
2025		0	2,628,000	0	-1,772,000
2026		0	2,260,000	0	-2,140,000
2027		0	1,892,000	0	-2,508,000
2028		0	1,524,000	0	-2,876,000
2029		0	1,156,000	0	-3,244,000
2030		0	788,000	0	-3,612,000
2031		0	420,000	0	-3,980,000
2032		0	52,000	0	-4,348,000
2033		0	-318,000	0	-4,716,000
2034		0	-684,000	0	-5,084,000
2035		0	-1,052,000	0	-5,452,000
2036		0	-1,420,000	0	-5,820,000
2037		0	-1,788,000	0	-6,188,000
2038		0	-2,156,000	0	-6,556,000
2039		0	-2,524,000	0	-6,924,000
Total Remaining Years		21	32	10	19

*Ashfill capacity includes cell 17-20, cells 19-20 have not been constructed.

**South Dade includes cells 3, 4 and 5 has not been constructed. Once ashfill capacity is used up ash goes to South Dade. Assumes all unders consumes capacity whether or not it is used as cover.

***North Dade capacity represents buildout of the facility. When North Dade landfill capacity is depleted trash is exported.

All capacity figures are derived from the Capacity of Miami-Dade County Landfills report prepared by the Engineering Division of the Department of Solid Waste Management. Dated October 1999.

MEMORANDUM

Helen
B.

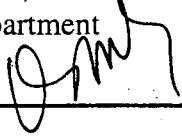
TO: Dianne O'Quinn-Williams, Director
Department of Planning and Zoning

DATE: September 18, 2003

FROM: Vivian Donnell Rodriguez, Director
Park and Recreation Department

SUBJECT: Concurrency Approval

MS



This memorandum updates the blanket concurrency approval memo of August 6, 2002. There is an adequate level of service within each of the three Park Benefit Districts for all unincorporated areas, as shown on the attached table, and we project that there will be sufficient surplus capacity to maintain an adequate level of service for one additional year. Nevertheless, on a case-by-case basis, this Department will additionally evaluate the capacity of existing parks to support projected residential populations created by new development.

This approval is valid until September 30, 2004. If conditions change prior to that, I will inform Helen Brown, Concurrency Administrator of your department.

Attachment

VDR: WHG:BF:RK

cc: Helen Brown, Metropolitan Planning, DP&Z
W. Howard Gregg, Asst. Director for Planning & Development, PARD
Barbara Falsey, Chief, Planning and Research Division, PARD

2003 PARK LOCAL OPEN SPACE BASED ON BENEFIT DISTRICTS - UNINCORPORATED AREA

PBD	2000 Population	Accrued Population	Total Population	Need @ 2.75 Acres Per 1000 (Acres)	Existing Local Open Space			Total Local Open Space	Surplus (Deficit) Acres	Level of Service
					Park Acres	School field Acres	1/2 Private Acres			
1	476,880	25,585	502,465	1,381.77	1,198.25	702.34	85.32	1,985.91	604.14	1.437
2	563,033	19,245	582,278	1,601.24	1,564.11	508.33	139.79	2,212.23	610.99	1.381
3	141,699	24,607	166,306	457.33	578.93	177.20	6.90	763.03	305.70	1.668
	1,181,612	69,437	1,251,049	3,440.34	3,341.29	1,387.87	232.01	4,961.17	1,520.83	1.495